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# ALTAMOUNT GARDENS

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Coupar Angus Road, Blairgowrie, Perthshire, PH10 6JN





## ALTAMOUNT GARDENS

**We are delighted to present a unique freehold development opportunity for discerning developers and investors: a mature site spanning just over 1.2 acres, complete with serviced plots for 10 new lodges.**

This exceptional offering includes three terraced lodges, one pair of semi-detached lodges, and five detached lodges, each designed to seamlessly blend with the aesthetically pleasing lodges in the adjacent development. The site, meticulously planned and ready for construction, is priced at £625,000 for all ten plots. The build cost is approximately £90,000 per lodge depending on client specification, and a highly reputable builder, who constructed the 6 phase 1 Lodges, is available to ensure a smooth and efficient build process for the buyer. This builder's expertise guarantees that the new lodges will maintain the high standards set by the existing structures, ensuring consistency and quality throughout the development.

Financial projections for this development are highly attractive. Upon completion, the detached lodges are estimated to fetch from £225,000 each, while the semi-detached and end-of-terrace lodges are projected to fetch from £210,000 each, and the mid-terrace lodge is anticipated to sell for £200,000.

In addition to the primary construction area, the site includes additional land that can be utilised for equipment storage during the build phase. This space also holds potential for future use as additional parking or the erection of a detached Garage / Barn, enhancing the overall functionality and appeal of the development.







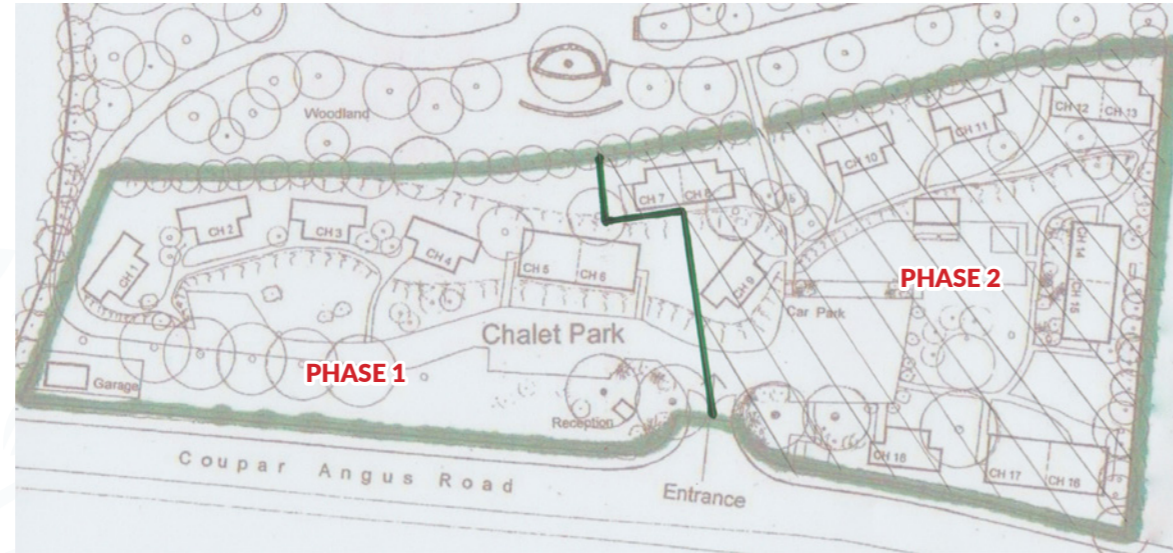
## SITE OVERVIEW

Located within an active holiday let site, this development benefits from a well-established infrastructure. The current owners offer comprehensive support for any developer looking to capitalise on the lucrative holiday rental market. Their experienced team can manage all aspects of Airbnb and private rentals, from check-ins to maintenance, providing a seamless service for holidaymakers and ensuring high occupancy rates.

Ground maintenance is efficiently managed by an existing team if required covering essential services such as grass cutting, hedge trimming, and waste management, thereby preserving the site's pristine condition year-round.

This development represents a fantastic opportunity to either retain the lodges as holiday rentals, tapping into a thriving market, or to sell them off individually to private buyers, reaping considerable profits. The owners are eager to discuss the site's potential and any other details during your visit, ensuring you have all the information needed to make an informed investment decision.

In summary, this site offers a rare chance to develop high quality Lodges in a sought-after location, with robust financial projections and comprehensive support from experienced professionals.



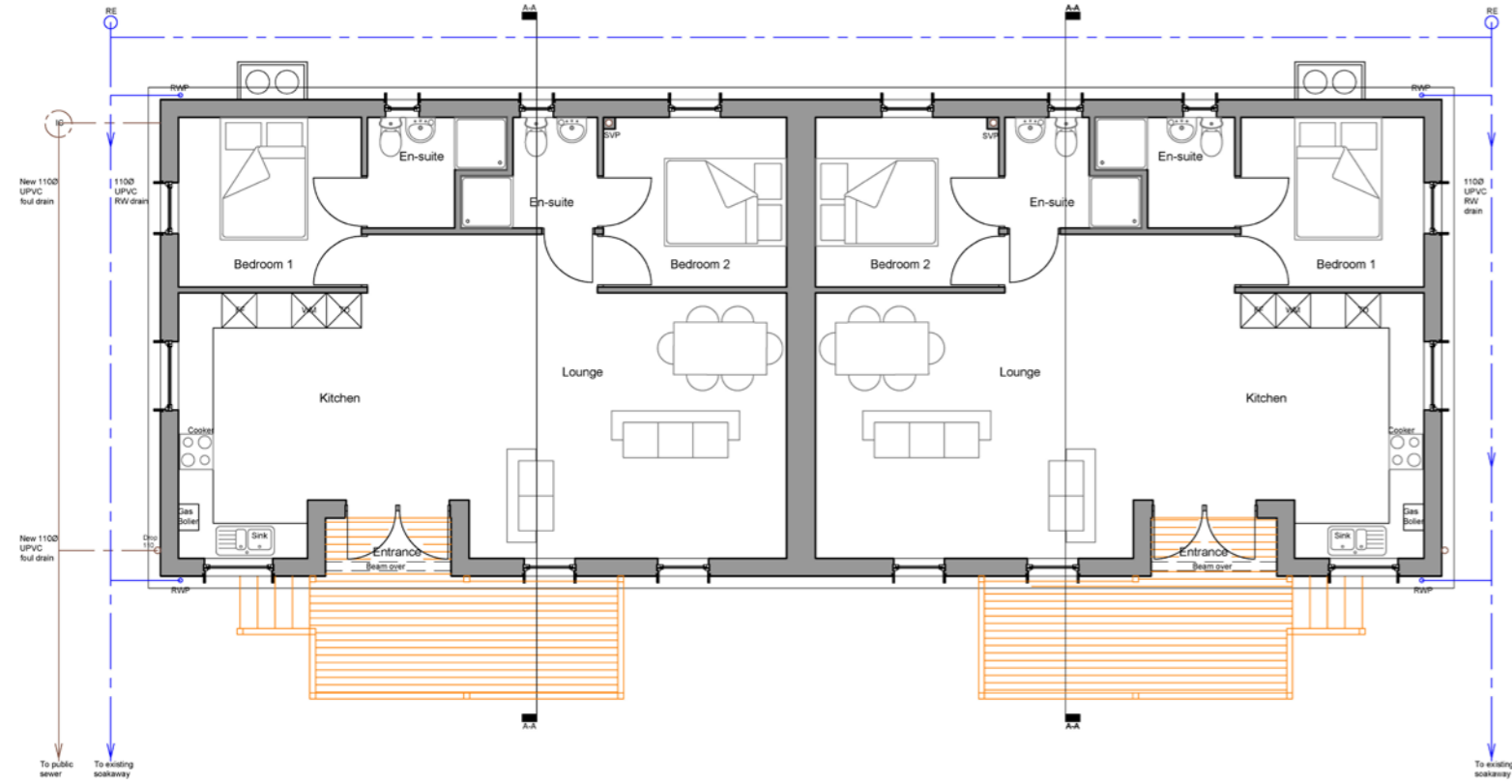




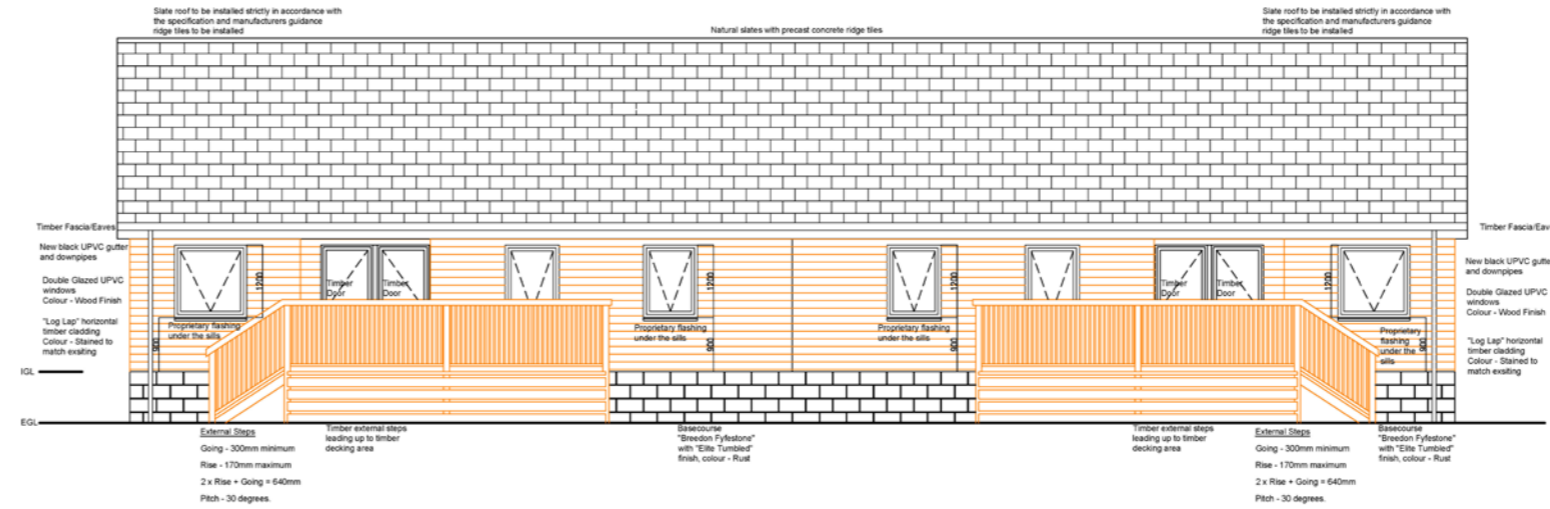




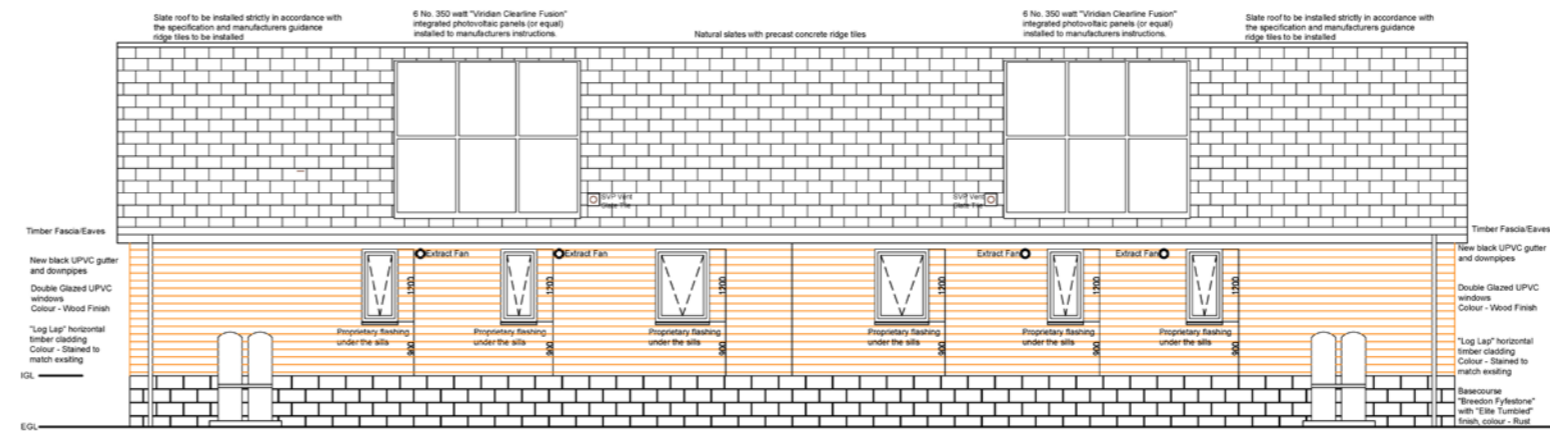
# CABIN PLANS & ELEVATIONS



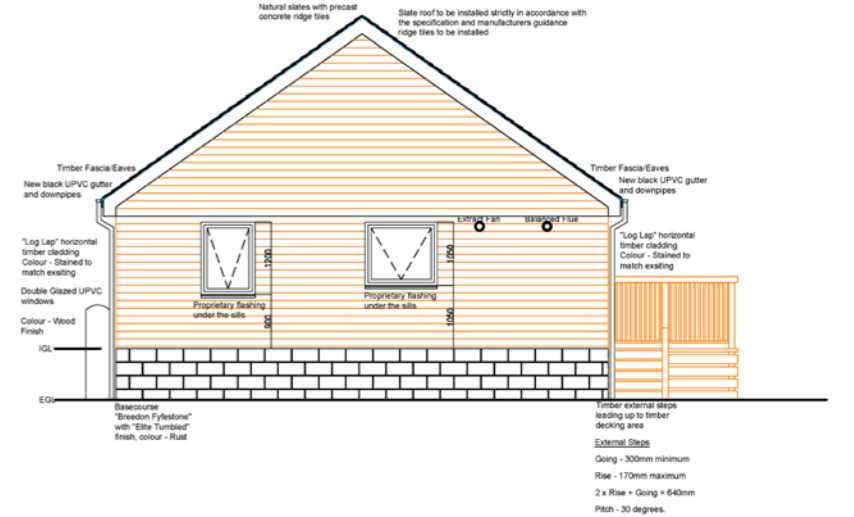
Proposed Ground Floor Plan  
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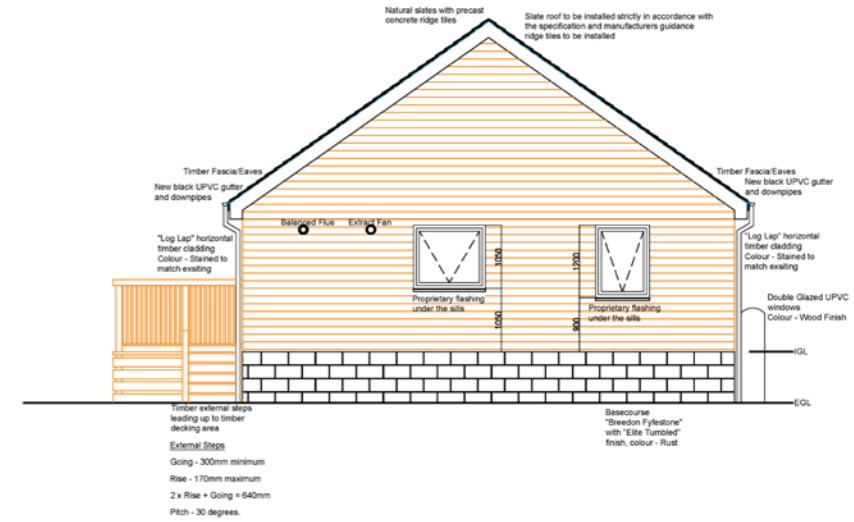
Proposed South East Elevation  
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Proposed North West Elevation  
Scale 1:50 @ A1



Proposed South West Elevation  
Scale 1:50 @ A1

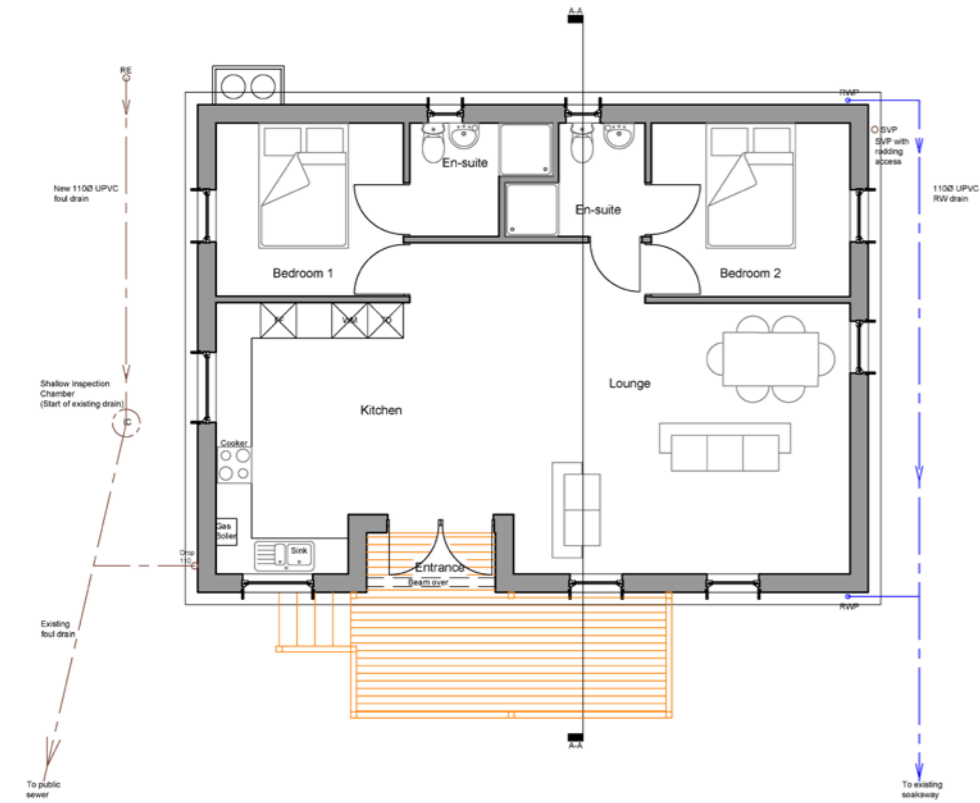


Proposed North East Elevation  
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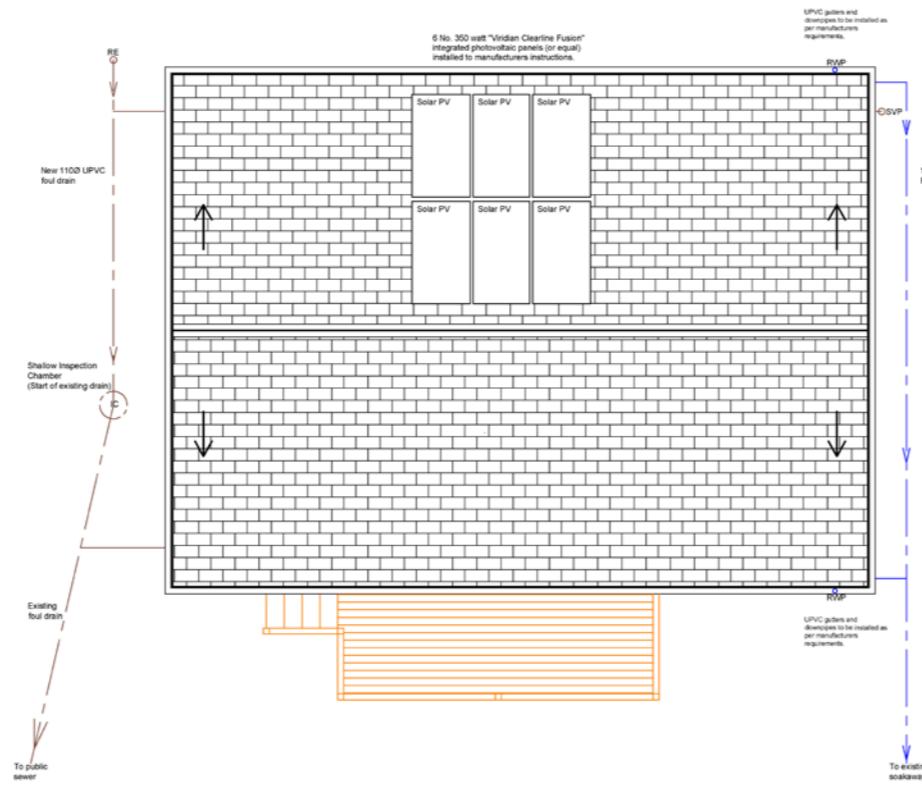




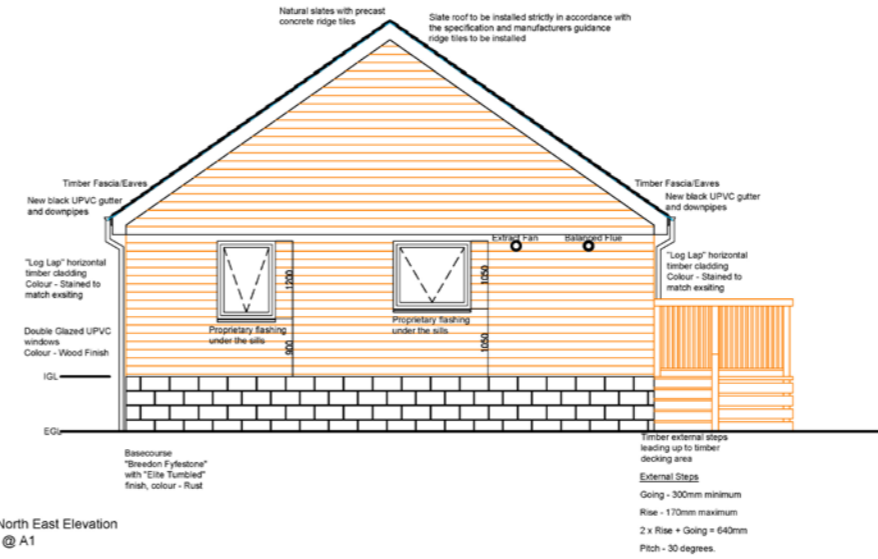
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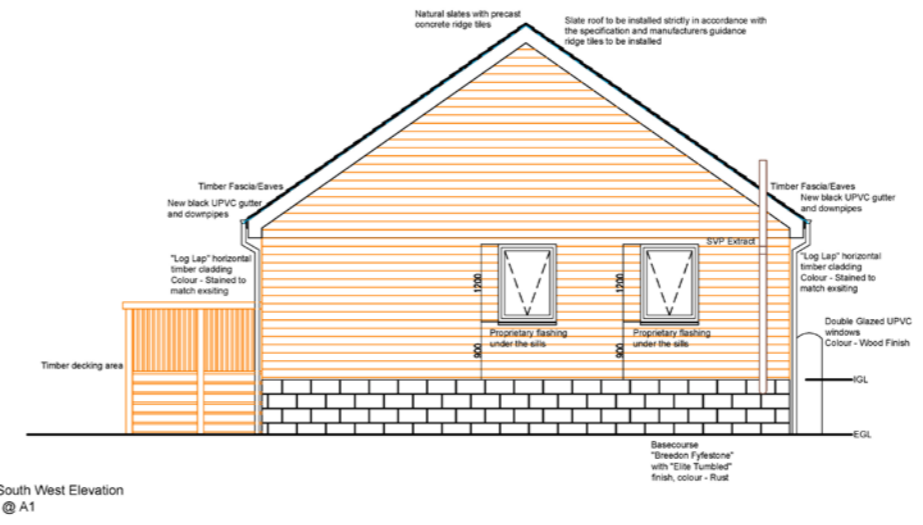
Proposed Ground Floor Plan  
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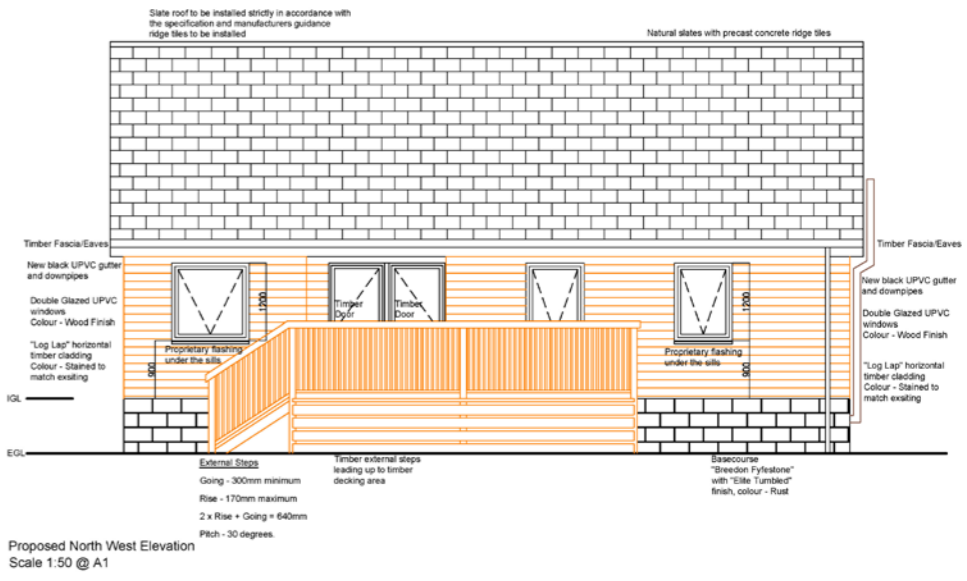
Proposed Roof Plan  
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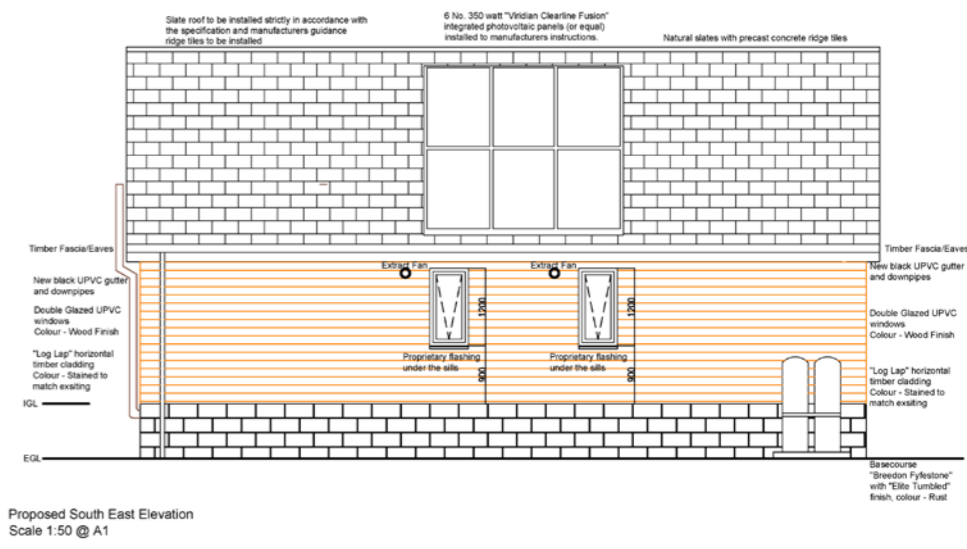
Proposed North East Elevation  
Scale 1:50 @ A1



Proposed South West Elevation  
Scale 1:50 @ A1



Proposed North West Elevation  
Scale 1:50 @ A1



Proposed South East Elevation  
Scale 1:50 @ A1







## ALTAMOUNT GARDENS

**04** Blairgowrie town centre is a five minute walk from Altamount Gardens. Golfers are well catered for by Blairgowrie Golf Club, with two 18-hole courses and The Wee course. There are a further 106 courses within a 45 minute drive, including Carnoustie, Glen Eagles and St Andrews.

Fishing in the Rivers, Ericht, Isla and Tay, all within four miles. We are surrounded by some of the finest sporting estates in the UK, with several Clay Shooting Layouts within a fifteen minutes drive. For skiers and snowboarders, the Glenshee Ski Centre is 18 miles to the North. The 54 mile Cateran Trail runs through Blairgowrie for hillwalkers, with many other nearby walking routes.

The town has all the services, Doctors, Cottage Hospital, Vets, Opticians, Banks, Supermarkets such as Tesco's, Sainsbury's Lidl and Co Op's, and a Post Office. The main shopping streets are High Street, Allan Street, and the Wellmeadow, where there are an array of independent shops, Cafe's and Restaurants.

Stagecoach Strathtay provides all the bus services to and from Blairgowrie with regular routes to Perth and Dundee, Within 16 miles are the mainline Railway Stations of Perth and Dundee. Dundee Airport is a 25 minutes drive with Edinburgh Airport an hours drive. The city centres of Edinburgh, Glasgow and Aberdeen are an hour and a half drive.











Text and description  
**JAMES KEET**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Part  
Exchange  
Available

Tel. 0131 524 9797 | [www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk) | [info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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