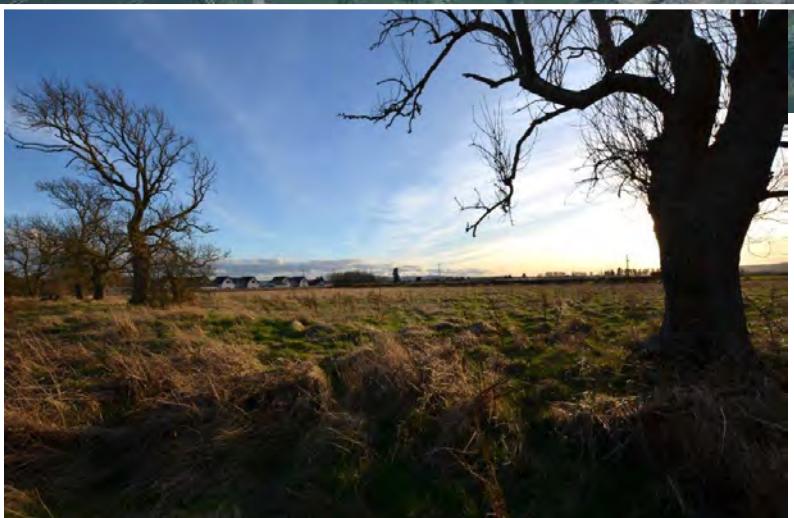




Tel. 0131 357 4455 X @AlliedEdinburgh
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FOR SALE

Land South of Carse Grange, Errol, Perth & Kinross, PH2 7SY

- ✓ Attractive development site in a rural countryside setting
- ✓ Situated 3 miles off the A90 - 13 miles east of Perth and 12 miles west of Dundee
 - ✓ Lapsed planning consent for 14 dwelling houses
- ✓ Site extends to approximately 1.85 ha (4.56 acres)
 - ✓ Offers over £325,000 invited for the heritable interests

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The village of Grange is situated to the north of the River Tay approximately 13 miles east of Perth, 12 miles west of Dundee and 2 miles from the village of Errol.

The location benefits from being only 2 miles to the nearest junction of the A90 trunk road – a principal route connecting Perth with Dundee and Scotland's north-east.

Specifically, the subjects are situated in the centre of Grange just beyond the railway tracks which run through the centre of the village

There is nursery and primary school education provided in Errol as well as a range of local amenities. A wider variety of shopping, education and sports facilities can be found in Perth or Dundee.

DESCRIPTION

The subjects comprise a relatively flat, irregular shaped area of grassed land punctuated by a number of mature trees and hedgerows along its northern perimeter.

The Perth to Dundee railway line, screened by a row of mature trees, is situated to the south of the plot whilst to the east is agricultural land.

The site is accessed to the north via a road servicing existing housing developments on Abbey Lane.

To the south of the site, beyond the railway tracks, a development of 8 semi-detached houses was completed around 2022.

SERVICES

The site is currently not serviced however we understand there are local services in the area. Interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services.

PLANNING

The site was previously granted planning consent (now lapsed) for 14 dwellinghouses. Interested parties can view details of this under Application Number: 02/00435/FUL and are invited to make their own enquiries to the planning department of Perth and Kinross Council.

We understand the land remains in the Local Development Plan.

PRICE

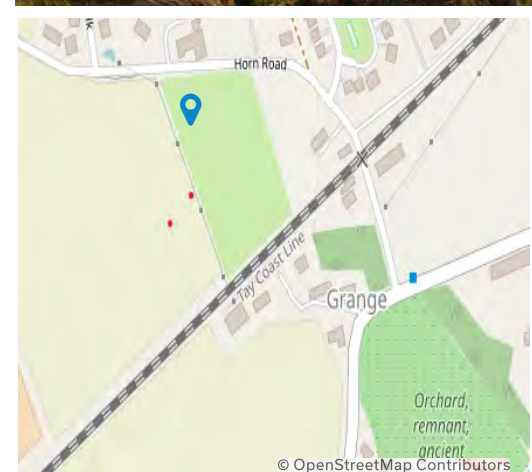
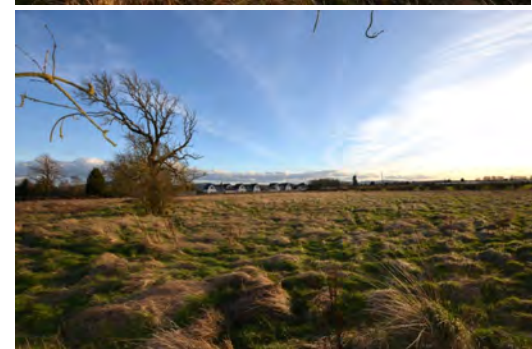
Our client is seeking offers over £325,000 for the heritable interest in the subjects.

TENURE

Heritable (Scottish equivalent to English freehold).

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.



VIEWING AND FURTHER INFORMATION

By contacting either of the sole selling agent: Allied Surveyors Scotland Ltd

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