



RESIDENTIAL BUILDING PLOT, FORGANDENNY, PERTH, PH2 9EG

Perth 7 miles Gleneagles 14 Miles Stirling 32 miles

A unique opportunity to acquire a generous residential building plot opposite the gates to Strathallan School.

- Planning Permission in Principle
- Accessible location
- Services in close proximity
- Rural surroundings
- Highly desirable location
- Established and thriving community

Approximately 1.46 Acres (0.59Ha)
Available as a whole.

Offers over £140,000





LOCATION

Forgandenny is a wonderful rural village south of Perth centred around the highly regarded Independent Strathallan School. The village is surrounded by picturesque countryside yet has immediate access to nearby towns and cities.

Forgandenny has a primary school and a Church originally of Norman origin and a bus service to Perth. Strathallan School, an independent boarding and day school for boys and girls aged 9–18, is located opposite the plot in a 153 acre campus. Further private schooling in the area includes Craigclowan, Kilgraston, Dollar Academy, St Leonards, Morrison's Academy, Ardreck and Glenalmond. Secondary public schooling is also available in Perth.

The nearby City of Perth has an excellent range of independent and national retailers, professional services and leisure facilities. Perth also boasts a concert hall, several art galleries and a racecourse.

The Perthshire countryside offers an abundance of activities for the outdoor enthusiast. The nearby Ochil Hills are popular for walking, riding and mountain biking and the more dramatic hills and mountains of Perthshire are a short drive to the north. For sporting enthusiasts Perthshire has numerous top class golf courses including Blairgowrie and Gleneagles, while the Open courses at St Andrews and Carnoustie are both within easy driving distance. There is salmon, trout and sea trout fishing on the River Earn and a superb range of fishing throughout Tayside.

Edinburgh can be reached in approximately 45 minutes via the M90 and Glasgow in approximately 1 hour via the A9, both with international airports. Mainline rail connections can be found in Perth.

PLANNING PERMISSIONS

Planning permission in principle has been granted for two dwellings (Ref. No: 17/01767/IPL and Ref. No: 17/01764/IPL). Details of these two consents are available on the Perth and Kinross Council's website <https://planningapps.pkc.gov.uk>. The front half of the site lies within

the 'Settlement Boundary' of Forgandenny as defined on the Perth & Kinross Local Development Plan Proposals Map.

The rear half of the plot lies within the countryside and potential purchasers should note that the policy is very restrictive of development that adjoins a 'Settlement Boundary', but lies outside of it. For further assistance please contact Perth Council's Planning department. Alternatively please contact Paul Houghton, Director of Planning for DM Hall on 07786 260212 paul.houghton@dmhall.co.uk

This previously agricultural field slopes from the south down to the B935 (north boundary). The plot is clearly defined by fencing and services are nearby. Recently developed plots are sited to the west and a rural landscape surrounds the eastern and southern boundaries. A pedestrian and vehicular right of way is granted to the plot from the land to the east known as 'Forgandenny Quarry'. For further details regarding this please contact the selling agent. The views from the height of the field are beautiful, across Perthshire towards Auchnafree and Ben Lawers.

SERVICES

Water and waste pipes are accessible on the Main Road. Purchasers will be responsible for connection costs.

DIRECTIONS

For satnav purposes the property postcode is PH2 9EG.

LOCAL AUTHORITY

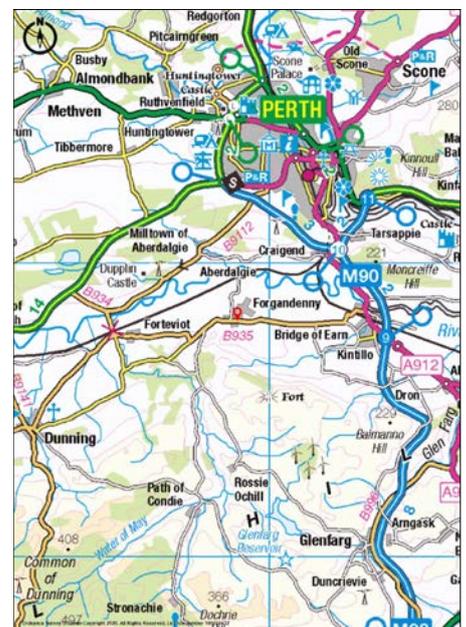
Perth and Kinross Council
Tel: 01738 475000
<https://www.pkc.gov.uk/>

DATE OF ENTRY

Date of entry shall be by mutual agreement.

SOLICITORS

Wylie Henderson
Market Chambers
Caledonian Road
Perth
PH1 5NJ



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to submit with their offer original ID including photographic ID and proof of address. We can accept a certified and dated copy of such ID from the purchasers' solicitors along with written confirmation from that solicitors confirming that they accept that we will be relying on this copy of ID for AML purposes.

CONTACT

Jennifer Campbell
Baird Lumsden DM Hall
Tel: 01786 833 800
jennifer.campbell@dmhall.co.uk



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Selling Agents

Baird Lumsden
The Mill, Station Road
Bridge of Allan, Stirling, FK9 4JS
T. 01786 833800 F. 01786 834382

E. info@dmhbl.co.uk
www.bairdlumsden.co.uk