

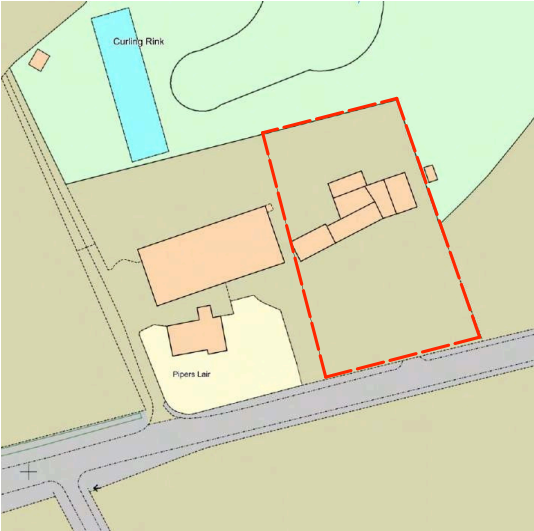


Solicitors & Estate Agents

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY



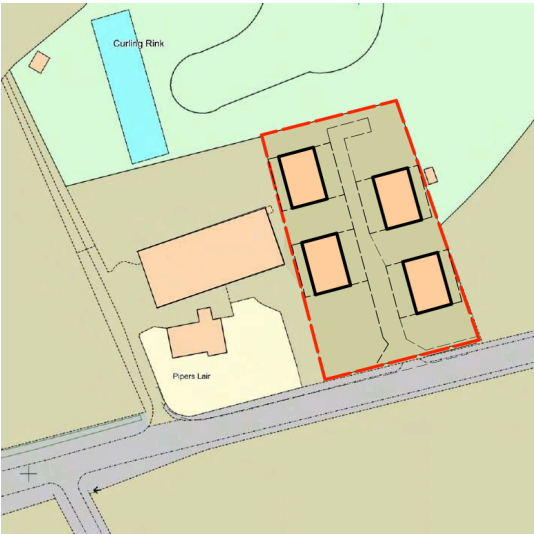
EXISTING AERIAL PHOTO



EXISTING SITE PLAN



EXISTING PHOTO OF DEVELOPMENT SITE



PROPOSED SITE PLAN

Land 70metres North East of
Pipers Lair, Alyth, Blairgowrie
PH11 8LR with pre-planning permission

Offers Over **£200,000**

Land 70 metres North East of Pipers Lair, Alyth, Blairgowrie, PH11 8LR

Overview

- Large area of land
- Indication of planning approval



A rare opportunity to acquire a prime development site on the outskirts of Alyth, with an indication of planning permission in place. Offering sustainably designed 3-bedroom bungalows with spectacular views of the Sidlaw Hills.

Site Overview:

- Total Area: 3,300m² (Net Site Area: 3,000m²)
- Previously part of a larger estate, now a standalone development-ready site
- No mature tree removal required, but full site clearance and preparation will be needed
- Accessible via the B894, with an upgraded entrance and on-site road infrastructure
- Generous parking provisions (2 spaces per dwelling + additional visitor & service vehicle access)

This is a fantastic opportunity to purchase an area of land just outside Alyth, which has already received an indication of planning permission approval for the construction of 4 houses. Purchase is on an 'as seen' basis with an outhouse/ shed on-site. This could be used as a storage area initially. With Common Ground to the north, you would have uninterrupted views over woodland. To the south is the main Alyth to Blairgowrie road. Mains water is available on the main road, and an electricity transformer is nearby.



Individual septic tanks for each home would be required (no mains drainage).

This area of land underwent pre-planning with Perth and Kinross Council in 2022 and at that time the sellers received an acknowledgement that the site development was acceptable in principle.

Please contact Shiells for clearer images and drafts of proposed buildings.



TYPICAL BUNGALOW FLOOR PLAN @ 115 m²



VIEW WEST ACROSS SITE TO EXISTING BUNGALOW



VIEW NORTH ACROSS SITE TO EXISTING OUTBUILDINGS



VIEW SOUTH TOWARDS SIDLAW HILLS

Directions

At the 5 ways roundabout take the Blairgowrie Road, you will find the site on the right approximately ½ mile along and just past a large barn.

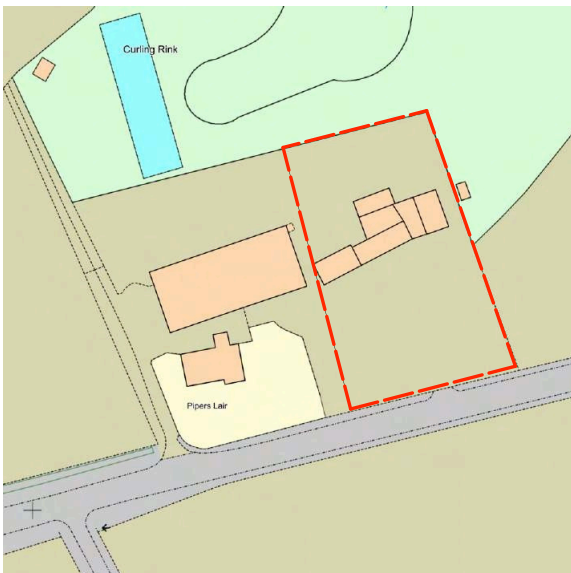
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Smaller.cupcake.snuck



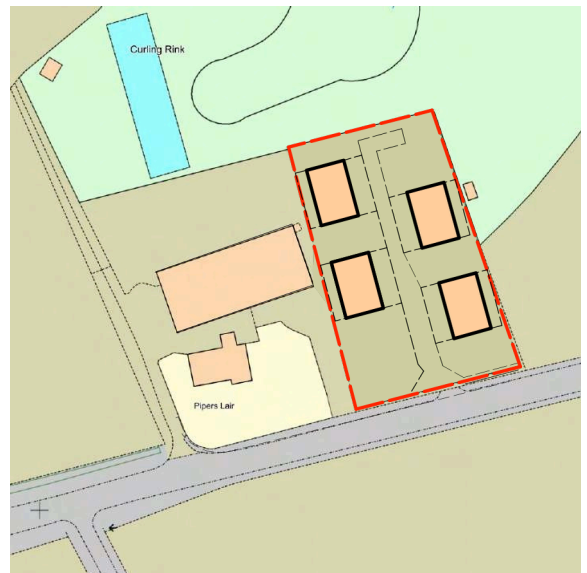
EXISTING AERIAL PHOTO



PROPOSED AERIAL PHOTO



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED VIEW FROM SOUTH WEST



PROPOSED VIEW FROM SOUTH EAST

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.