

LAND TO THE NORTH EAST OF SANDILAND GROVE

NEWBURGH ROAD • ABERNETHY • PH2 9FX



DM HALL

Property Details

Attractive parcel of land with residential development potential in an established rural village.

Perth 9 Miles Cupar 14 Miles Dundee 22 Miles

- **Potential Residential Development Site***
- **Located in an established community**
- **Excellent transport links**
- **Excellent local schooling with capacity**
- **Recent residential development to its boundary on the south west**
- **Total acreage approximately 1.7 Ha (4.2 acres).**

Offers Invited



DESCRIPTION

The site extends to approximately 1.7 hectares (4.2 acres) and has a south facing aspect, generally sloping gently to the north-west, with the southern boundary bordering the A913 sitting some 6.0m higher than the northern boundary. It is presently in grass and is located directly off the Newburgh Road, connecting Abernethy to Newburgh. There is a modern development of affordable and private housing to the south east of the subjects. The field has been used for agricultural purposes for many years and now presents a wonderful opportunity for development, subject to obtaining the necessary consents.

A keen sense of community exists in this picturesque village. An ideal commuter village with transport links to Perth, Dundee, Edinburgh and Stirling within easy reach. The site is ideally located just a short walk from a fantastic local primary school, village shop, cafe, hairdresser and numerous nature trails. Abernethy also has Jamesfield garden centre which has a farm shop with restaurant, soft play and gym. Just a short drive from Bridge of Earn and ten minutes from the City of Perth, this location is also near several excellent independent schools. Powrie Park and Pavilions located to the north of the village provide opportunities for sport, recreation and outdoor activities.

There is an excellent, existing footpath and road network through Abernethy. All key services and amenities locally (including the primary school) can be accessed easily by the existing Core Path Network. Bus stops can be found directly outside the new development immediately to the west of this site on Newburgh Road (both north and south) with additional services available at stops further west on Newburgh Road.

PLANNING

The site is not currently within the settlement boundary of Abernethy and is therefore not currently allocated in the Perth Local Development Plan. However the site is currently being put forward to the planning department as part of the Call for Sites process. This is a greenfield site but is not allocated under any protective environmental, historic or landscape designations. Notably, the settlement boundary on the south side of the Newburgh Road extends further eastwards and development of these sale subjects may be considered in the context of finishing off the settlement form.



The northern boundary runs parallel with the railway line, albeit at a lower level topographically and separated by a landscaped buffer. The western edge adjoins the Sandilands Grove development and the dwelling known as Fairybottom Cottage. The eastern boundary immediately adjoins the private farm access road leading north from Newburgh Road. The southern boundary runs parallel with the A913 Newburgh Road, from which access to the site would be provided. There is existing residential development on the opposite side of Newburgh Road, which also extends as far as the eastern boundary of the subject site.

The site may be able to accommodate up to approximately 43 units, subject to obtaining consents. The proposed density of 27 units per hectare is comparable with the neighbouring development at Sandilands Grove in Abernethy (17/O2190/FLL). The current site is considered to represent an opportunity to make an effective contribution to the council's Local Housing Land Requirement (LHLR) and delivery of the Minimum All Tenure Housing Land Requirement (MATHLR) as set out in NPF4.

According to figures quoted in the Scottish Government production 'School Estate Statistics' (September 2023) Abernethy Primary has a planning capacity of 283 pupils with current roll of 116 pupils, equating to 41% capacity.

The site is not shown to be at risk from any form of flooding as per the online SEPA flood maps.

PRICE

Offers are invited for our client's heritable interest, exclusive of VAT (if applicable). The anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser.

All offers should include a Guaranteed Minimum Price.

The Vendor reserves the right to sell the site without reference to any other party.



SERVICES

Services are nearby as the site is adjacent to a populated housing area, which was equipped with upgraded services to facilitate further expansion. Purchasers will need to make their own enquires with service providers in relation to proposed applications and will be responsible for connection costs.

DIRECTIONS

For satnav purposes the postcode is PH2 9FX.

What3Words - ///jazz.tadpole.degree

LOCAL AUTHORITY

Perth Council
35 Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475000

DATE OF ENTRY

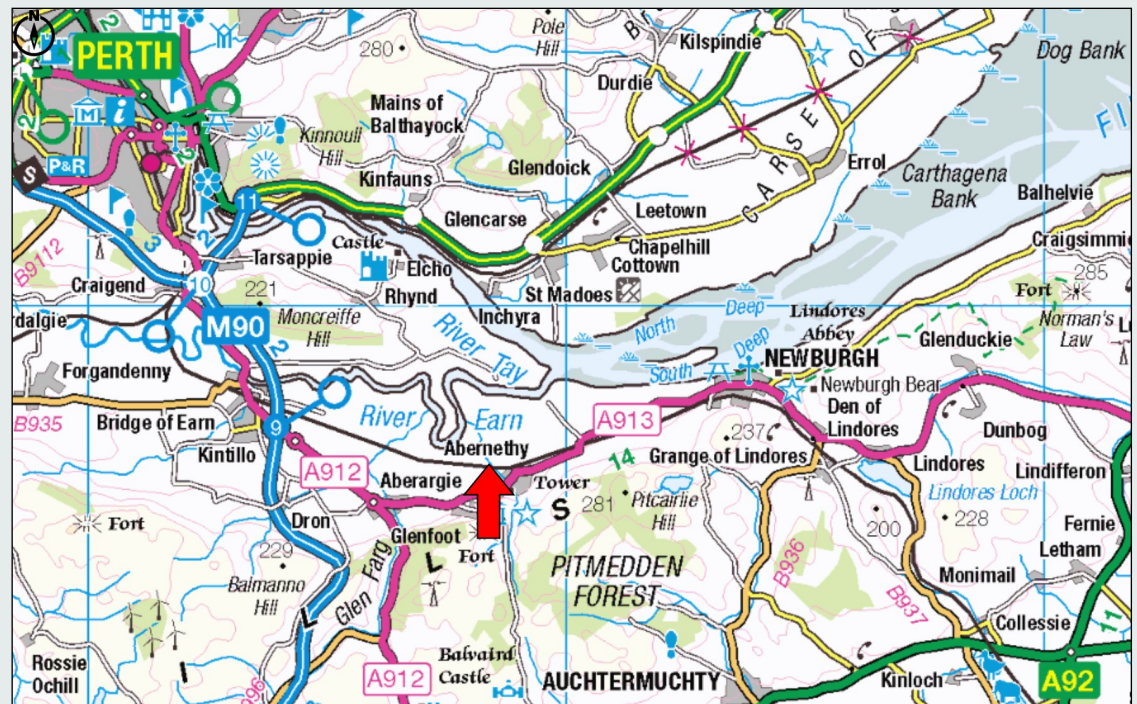
By agreement.

SOLICITORS

Lindsays Solicitors
10 Blackfriars Street
Perth
PH1 5NS

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.



VIEWING

Strictly by appointment with the Selling Agents DM Hall on 01786 833800 or rural@dmhall.co.uk. Information on your current address, contact details and buying position will be requested prior to a viewing being confirmed.

For specific site details, please contact:

Jennifer Campbell MRICS
07909 917540
jennifer.campbell@dmhall.co.uk

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

DM HALL



Regulated by
RICS

PARTICULARS AND MISREPRESENTATION The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken May 2025. Particulars prepared May 2025.