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FOR SALE – RESIDENTIAL DEVELOPMENT SITE
ST MARTINS ROAD
BALBEGGIE, PERTHSHIRE, PH2

SCARLETT

FOR SALE – RESIDENTIAL DEVELOPMENT SITE

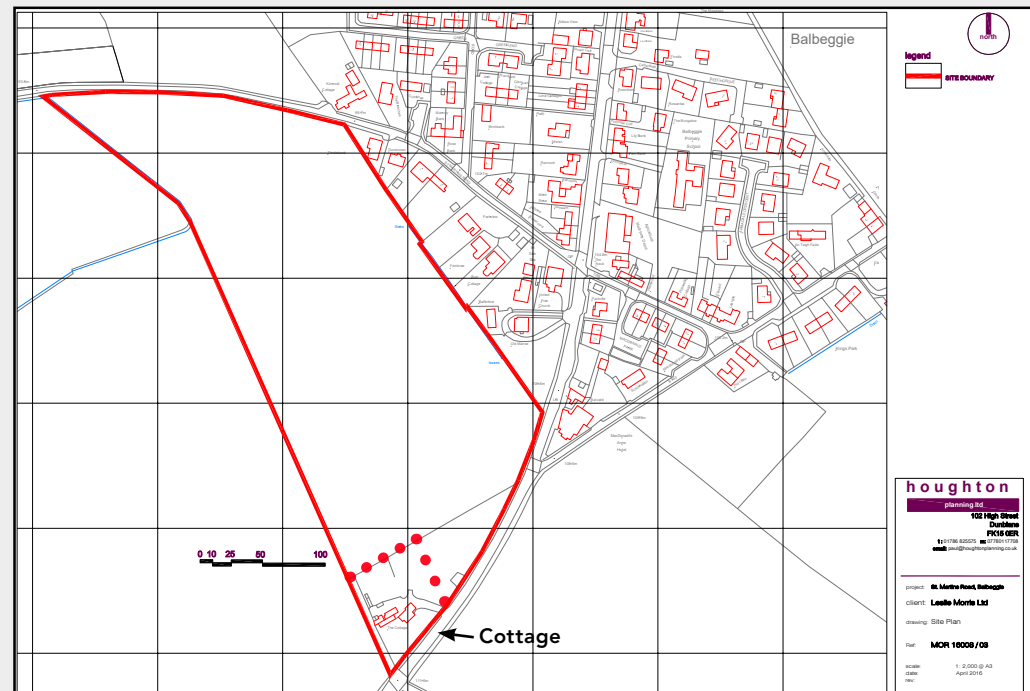
ST MARTINS ROAD, BALBEGGIE, PERTHSHIRE, PH2

- Residential development site
- Site area approx. 16 acres (6.5 ha)
- Allocated in the LDP2 for housing for up to 125 units (although a higher density is anticipated).
- Situated in Balbeggie, Perthshire
- Subject to Planning offers Invited

Description

The 16 acres (6.5 ha) site is located on the southwest edge of the village of Balbeggie approx. 5.5 miles from Perth and 3 miles from Scone. It is currently in use as agricultural land and is bounded to the south by the A94 and to the north St Martins Road; to the west is farmland.

The Cottage (and garden area as indicated below), located at the southwest corner of the site can be sold as part of the site or retained by the landowner, depending on the preference of the purchaser.



Location

Balbeggie is a small village in Perthshire approx. 5.5 miles northeast of the City of Perth and approx. 18 miles west of Dundee. Whilst it provides a quiet, rural lifestyle, Balbeggie is conveniently located close enough to Perth to allow easy access to additional services and other facilities.

The area is in a well-connected location with good transport links to the wider road network. The nearest train station at Perth, approx. 6 miles, provides a service countrywide. There is also a regular bus service throughout the local area.



Schools

Local state schools nearby include Balbeggie Primary School (approx. 0.2 miles) and Robert Douglas Memorial School in Scone (approx. 2 miles). Secondary schooling is available at Perth Academy (approx. 6.5 miles). St John's Academy in Perth (approx. 6 miles) caters for primary and secondary age pupils and is the only all-through Roman Catholic school in Scotland.

Private schooling nearby includes Craigclowan Preparatory School, Glenalmond College, Strathallan School and Morrison's Academy, all within 20 miles.

Neighbourhood and Amenities

Amenities within the village include Balbeggie Village Store and St Martins Public Hall.

A selection of local golf courses include the King James VI Golf Club, Murrayshall Country House Hotel & Golf Club and Blairgowrie Golf Club; while Perth Racecourse is approx. 6 miles away hosting 11 race days per year as well as numerous other events such as being part of the Scone Palace Horse Trials, a CCI4*-L event, starting in August 2025.

There are many walking and cycling routes in the surrounding area taking advantage of the rural setting.

Supermarkets can be found nearby in Scone (Co-op and Tesco Express) and Perth (Tesco Extra, Marks & Spencer, Aldi, Lidl, Morrisons, Asda).

Other attractions in the area include Perth Airport (used for private aircraft, business aircraft and for commercial pilot training), Scone Palace, Active Kids Adventure Park, Stanley Mills, Kinnoull Hill Woodland Park to name a few.

The City of Perth itself offers further amenities including High Street shopping, art gallery, cinema, theatre and concert hall, restaurants, cafes and leisure facilities.



Transport



The site is located approx. 5.5 miles from Perth, 3 miles from Scone, approx. 7 miles from the A9 and approx. 8 miles from the M90.



There are regular bus services to Perth, Blairgowrie and Dundee



The closest train station is Perth approx. 6 miles away with regular services across Scotland and to London.



Edinburgh Airport is approx. 47 miles, Dundee Airport is approx. 18 miles



- 1. PERTH AIRPORT
- 2. SCONE
- 3. PERTH
- 4. RIVER TAY / A90
- 5. KINNOULL HILL
- 6. JUNCTION FOR THE CROSS TAY LINK ROAD
- 7. A74

Cross Tay Link Road

The Cross Tay Link Road (CTLR) is a major project for Perth & Kinross Council and is a key part of the Perth Transport Futures Project. It involves building a new bridge over the River Tay and a 4 mile road connecting the A9 and A93 to Blairgowrie and the A94, just north of Scone. Additionally, approx. 2 miles of the A9 north of the Inveralmond Roundabout will be upgraded to a dual carriageway.

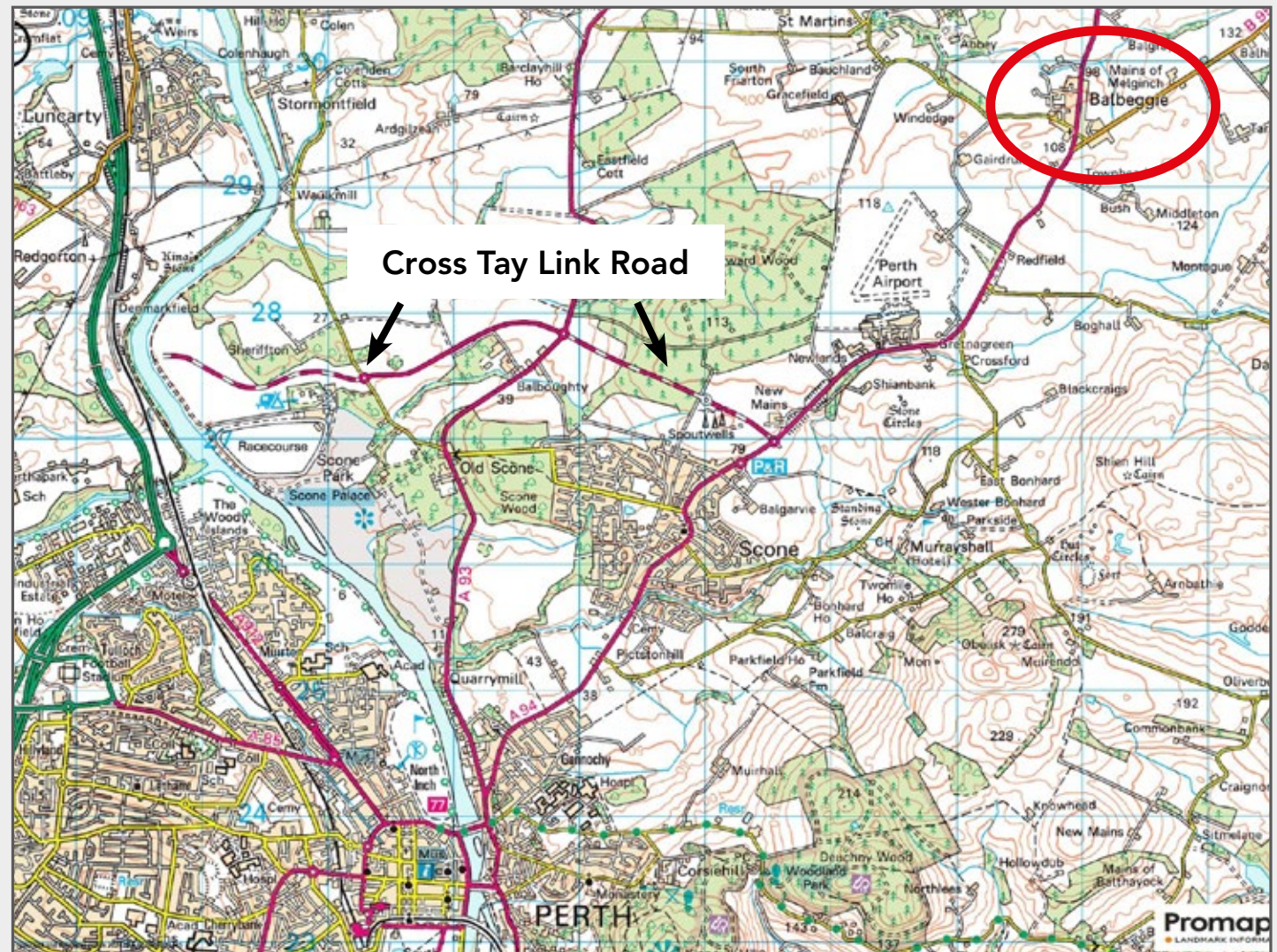
Planning permission was granted in 2019 and the CTLR aspect is due for completion in 2025.

Further information on the project can be found here:
<https://www.perthtransportfutures.co.uk/>

Balbeggie

The site benefits from proximity to the CTLR by providing a more direct route across the River Tay to connect with the A9, A85 and the M90. The link road will be reached from the A94 (adjoining the site), just past Perth Airport, which will avoid congestion through Scone village and Perth city.

The new bridge will also ensure commuter links to the west are improved and provide faster access to the Inveralmond and north Perth areas.



Planning

The site is allocated in the LDP2 at H13, St Martins Road, with a residential capacity for housing for up to 125 units (although a higher density is anticipated).

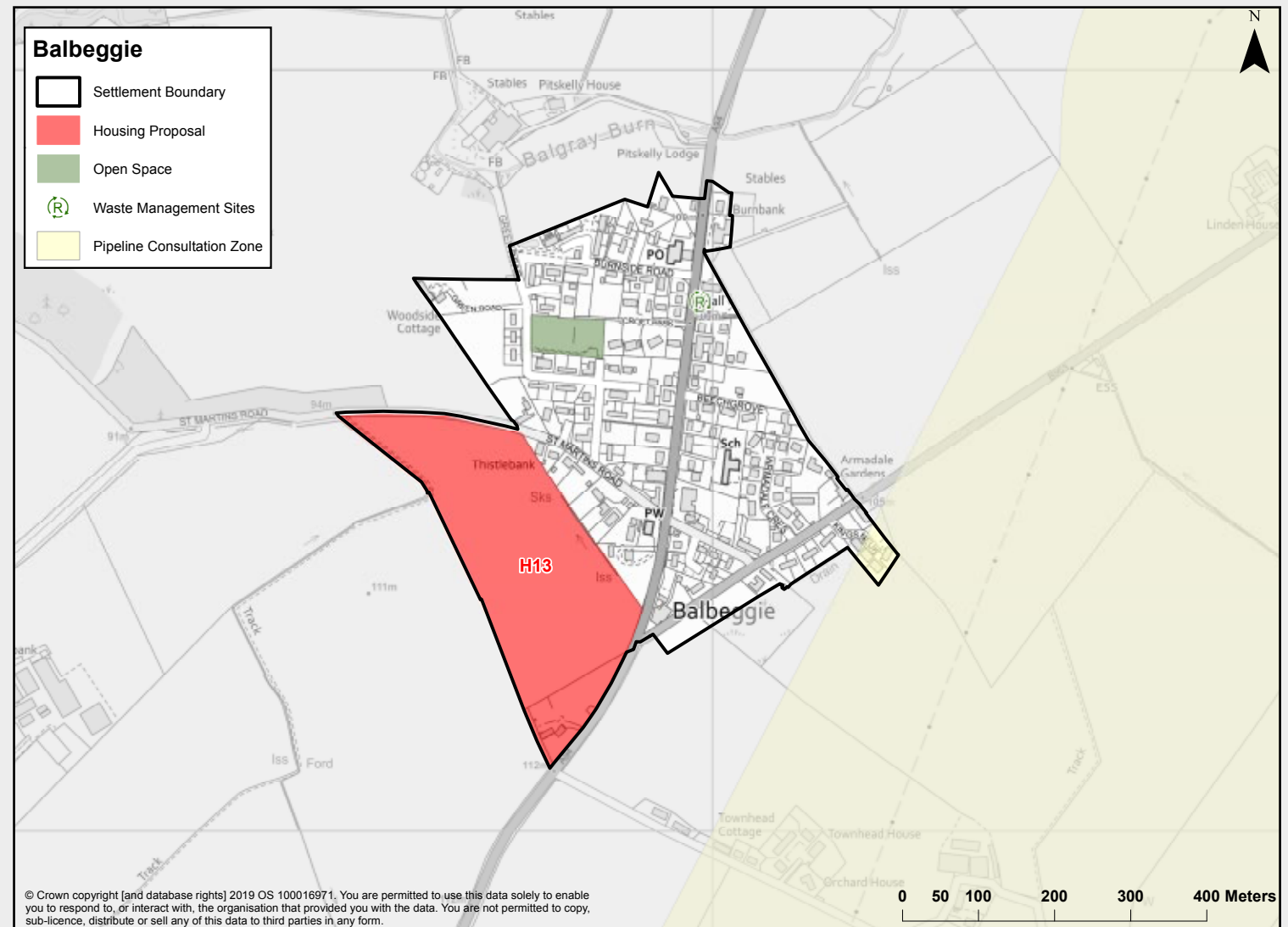
It is anticipated that the preferred bidder will submit a PAN and progress planning discussions in tandem with missive negotiations.

Houghton Planning can be contacted for further information with regards to planning:

<https://houghtonplanning.co.uk>

07780 117708

paul@houghtonplanning.co.uk





Technical information

The Balbeggie treatment works are currently at capacity however Scottish Water have confirmed that their current forecast for completion of the growth project is for the end of calander year 2026.

Bayne Stevenson Associates Ltd, consulting civil, structural and geoenvironmental engineers, have knowledge of the site:

Craig Stevenson
Tel: 01383 627537
c.stevenson@bsascotland.com

Offers

Subject to planning offers for the Heritable Interest (Scottish equivalent to English Freehold) of the site are invited for the whole, with or without the cottage (and associated gardens).

Parties should contact the selling agent to confirm their interest and to receive any further information.

At the proposed closing date, it is expected that offers should contain, as a minimum, a detailed layout, planning strategy and timetable for submission of a planning application.

VAT

All prices are quoted exclusive of VAT.

Anti-Money Laundering

To comply with anti-money laundering regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Legal Costs

Each party to bear their own costs in the documentation of this transaction with the ingoing purchaser liable for any registration dues, LBTT and VAT incurred thereon.

Viewings

Viewings are strictly by appointment only.

SCARLETT



Will Scarlett

07768 146 642

will@scarlettdev.co.uk

www.scarlettdev.co.uk

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Particulars Prepared: October 2024