



FOR SALE

RESIDENTIAL DEVELOPMENT SITE

MEIGLE, STRATHMORE, PERTHSHIRE

Perth & Kinross Council
Local Development Plan
Zoned Site

Approximately
5.7ha (14.2 acres)

LOCATION

The village of Meigle is located in the Strathmore valley and within the Perth & Kinross Council Area.

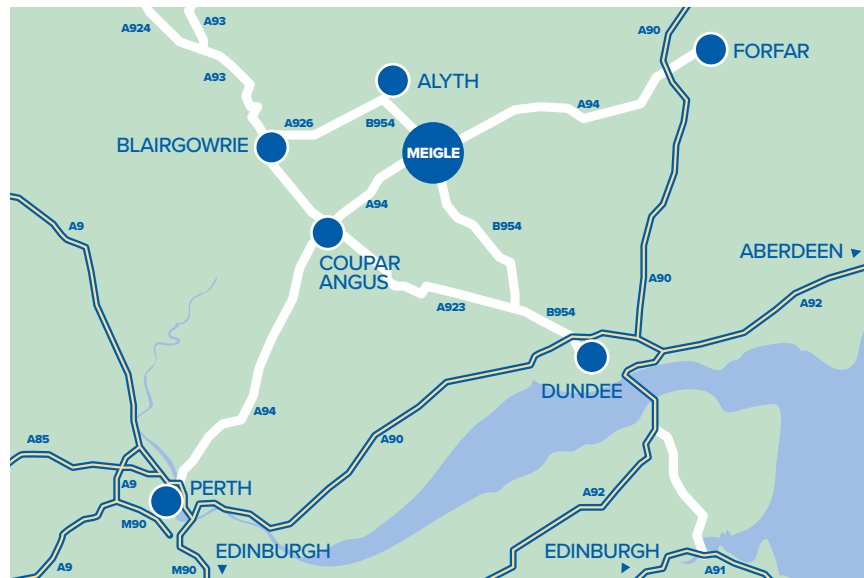
The village is accessed from the East and West via the A94 and from the North and South via the B954.

The village is rich in history, dating back as far as the 800's during which time it was home to tribes living north of the River Forth called the Picts.

Local amenities include a Primary School, convenience store, museum, Church, picturesque cricket pitch, coffee shops and the Kinloch Arms Hotel. Meigle's location is perfect for rural/country living yet it is within close proximity to the cities of Dundee and Perth, both of which are within a 30 minute drive.

Meigle and the surrounding area is spoilt for cycling and walking routes. The Cairngorm Mountain Range is in close proximity and Glenshee Ski Centre is within a 30 minute drive. There are also a number of renowned golf courses nearby such as Blairgowrie, Alyth, Forfar, Strathmore and the Open Championship course of Carnoustie.

Dundee High, Lathallan, Strathallan, Craigclowan, Kilgraston and Glenalmond private schools are all within an hour drive.



TRAVEL DISTANCES

	DISTANCE	TRAVEL TIME
COUPAR ANGUS	5 miles	9 mins
BLAIRGOWRIE	9 miles	16 mins
FORFAR	12 miles	19 mins
DUNDEE	13 miles	27 mins
PERTH	19 miles	34 mins
EDINBURGH	62 miles	1 hr 29 mins
ABERDEEN	64 miles	1 hr 13 mins



SITE

The site extends to approximately 5.7ha (14.2 acres) and is rectangular in shape.

It is located immediately to the east of the village. The site is bounded by the Dundee Road & housing to the west, the Forfar Road (A94) & housing to the north, a disused railway & mature broadleaf trees to the east and open farmland to the south. The local Primary School lies immediately to the west of the site. Secondary education is provided at Blairgowrie High School.

The site is nestled in an attractive setting and benefits from spectacular views over the surrounding countryside, including the Cairngorm Mountain Range.

Vehicular access to/from the site is to the North via Forfar Road (A94) which links Forfar and Perth. There is an extensive path network that connects the site to the village.



Village school



Village hotel, pub and restaurant



Village convenience store



Cricket ground

2 Bedroom Apartments
(Block4)



3 Bedroom Semi-
Detached/Terrace



3 Bedroom Detached



3 Bedroom Detached (1
downstairs bedroom)



3 Bedroom Detached
Bungalow



4 Bedroom Detached



4 bedroom Detached
(Stone Construction)



5 Bedroom Detached



Two Bedroom Bungalow



Two Bedroom Terrace



Garaging



Recycling



KEIR+CO PLANNING H69 Housing Mix



PLANNING

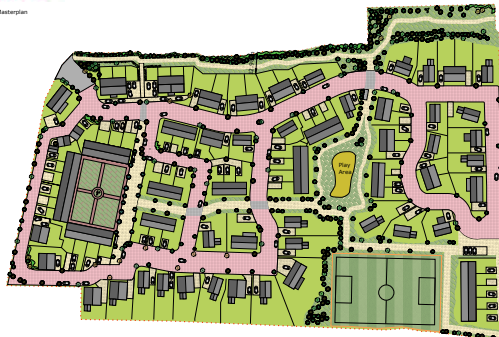
The Landowner has engaged with Perth & Kinross Council in Pre-Application discussions.

Through the provision of indicative Master Plans and accompanying commentary, Perth & Kinross Council have confirmed that the site has scope for 96 houses in total and 66 houses in Phase 1 (including 24 affordable houses – the full allocation proposed to be delivered in Phase 1).

Please get in contact with the selling agents if you would like more information on the Pre-Application Process and Perth & Kinross Council's Response.

The site is zoned for residential development in the Perth & Kinross Council Local Development Plan 2019.

KEIR+CO PLANNING H69 Masterplan



KEIR+CO PLANNING H69 Affordable Housing





VIEWING AND FURTHER INFORMATION

The site is visible from the A94. Requests for further information should be made to:

Greg Limb

E: greg.limb@ryden.co.uk

T: 0131 473 3221

M: 07596 761 876

Jack Chandler

E: jack.chandler@ryden.co.uk

T: 0131 473 3204

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Keir Doe

E: keir@keirandco.co.uk

T: 01738 621 243

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OFFERS

Interested parties should register their interest with either Ryden or Kingsfield, in order to be kept advised of any closing date being set.

Our client is not bound to accept the highest or indeed any offers made for the property and also reserve the right to make any offer subject to a clawback agreement.

Offers are invited for the site as a whole or in part.

Ryden | Residential Investment
& Development

ANTI MONEY LAUNDERING STATEMENT:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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