



**Wyllie & Henderson  
Property  
Building Plot at Kinnaird Farm, Forgandenny,  
Perthshire PH2 9EF**

- Substantial Building Plot available immediately to the south of the B935 (Main Street, Forgandenny)
- The plot extends to approximately 0.56 acres (2,200 square metres)
- Outline planning consent is available for two single houses and the plot may also be suitable for one house only with a large curtilage.
- Rarely available site in a very desirable location directly opposite the gates to Strathallan School.
- Three miles from the M90 and 7 miles from Perth
- Immediate access to B935 Forgandenny and also immediately available drainage, water and electricity connections.

**BUILDING PLOT - GUIDE PRICE  
£120,000**



## **Location**

Forgandenny is an attractive village lying 7 miles to the south of Perth and only 3 miles from the M90 at Bridge of Earn. Forgandenny is home to the prestigious Strathallan School and this plot is situated immediately opposite the entrance gates to the school. Plots in this type of location, within the village boundary, are rarely available.

## **Description**

The plot comprises sloping land, bounded on the north by the B935 (Main Street, Forgandenny) and bounded on the south by farmland. To the west of the plot lies more farmland with attractive views over Forgandenny, down the tree lined drive of Strathallan School and towards the rolling countryside and mountains to the north. Access can be taken from the B935.

## **Planning**

Outline planning permission for the erection of two dwellinghouses has been granted by Perth and Kinross Council. Details of the planning permissions are available on the Perth and Kinross Council Planning Portal website under the references (17/01767/IPL and 17/01764/IPL).

A copy of the planning consents and associated plans are available on request from the selling agents.

With regard to the planning condition regarding the submission of a Contamination Report to Perth and Kinross Council the seller advises that a Contamination Report for the plot has been lodged with Perth and Kinross Council and there were no findings of contamination in the said Report. A copy of the said report can be made available on request.

## **Services**

The seller advises there is mains drainage under the B935 which lies immediately to the north of the plot and mains water runs along the grass verge also immediately to the north of the plot. The seller will grant rights of access to the purchaser over the farmland to the south to enable the purchaser to connect to the overhead power lines which run through the seller's farmland, if required.

## **Price**

Our clients seek offers in the region of £120,000.

## **Additional Land**

If required by the purchaser additional land may be available to the south of the plot.

## **V.A.T.**

Any purchaser must satisfy themselves as to the application of V.A.T. in any transaction. The seller does not intend to charge V.A.T. on the sale of the plot.

## **Viewing and Further Information**

Interested parties can view the site from the B935 unattended. The plots run south from the southern verge of the B935. Interested parties are welcome to walk on the plot, subject to satisfying themselves as to the safety aspects of taking such access.



Whilst Wyllie & Henderson Solicitors & Estate Agents make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchaser/s should satisfy themselves as to the accuracy of all information.

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