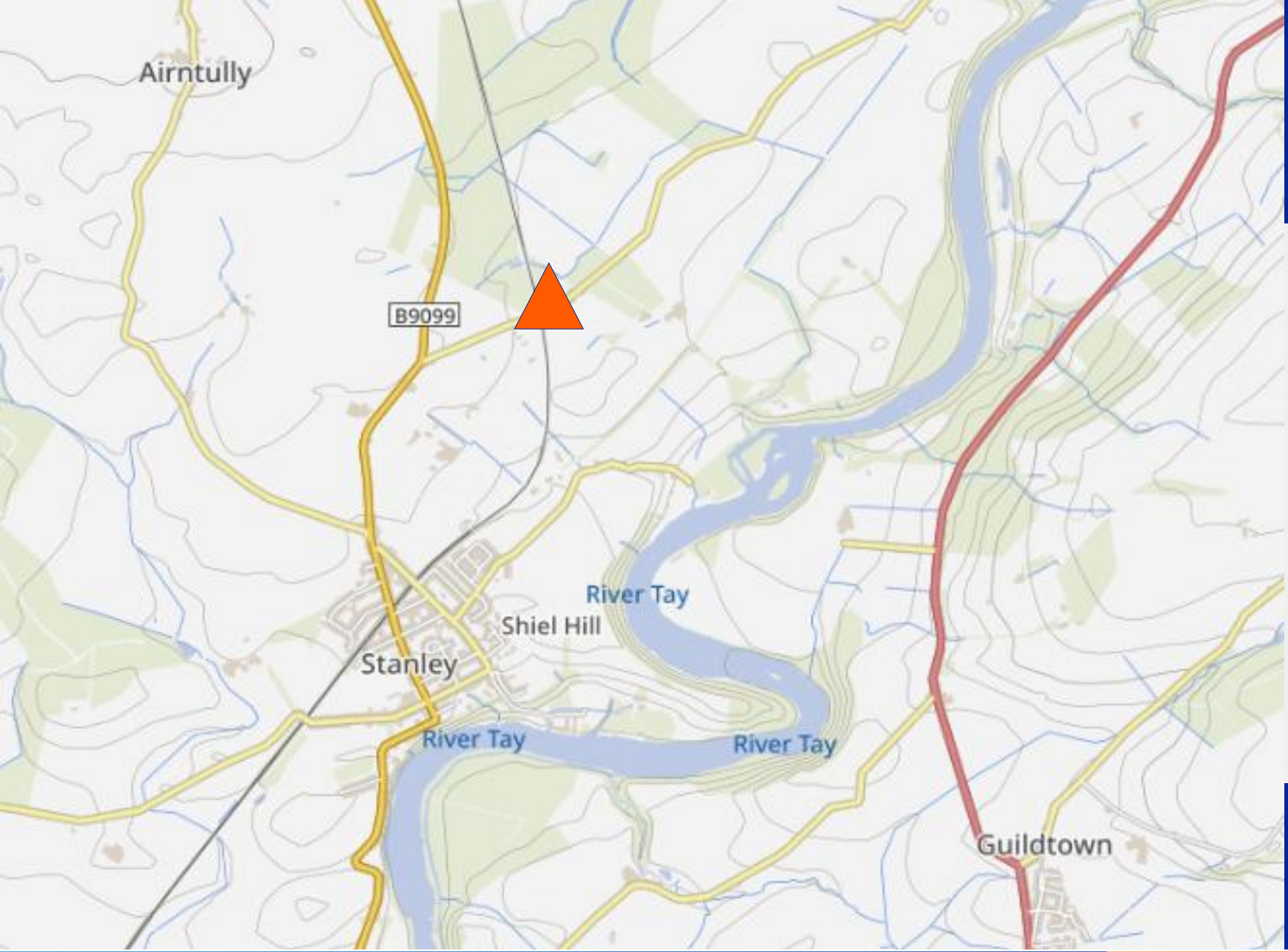


FOR SALE BY ONLINE AUCTION

AUCTION DATE: 3RD DECEMBER 2026

DEVELOPMENT PLOT

PLANNING PERMISSION IN PRINCIPLE FOR THE ERECTION OF A SINGLE DWELLING

MAINS WATER AND ELECTRIC SERVICES IN CLOSE PROXIMITY

863 SQ M (0.21 AC) OR THEREBY

Guide Price : £29,000

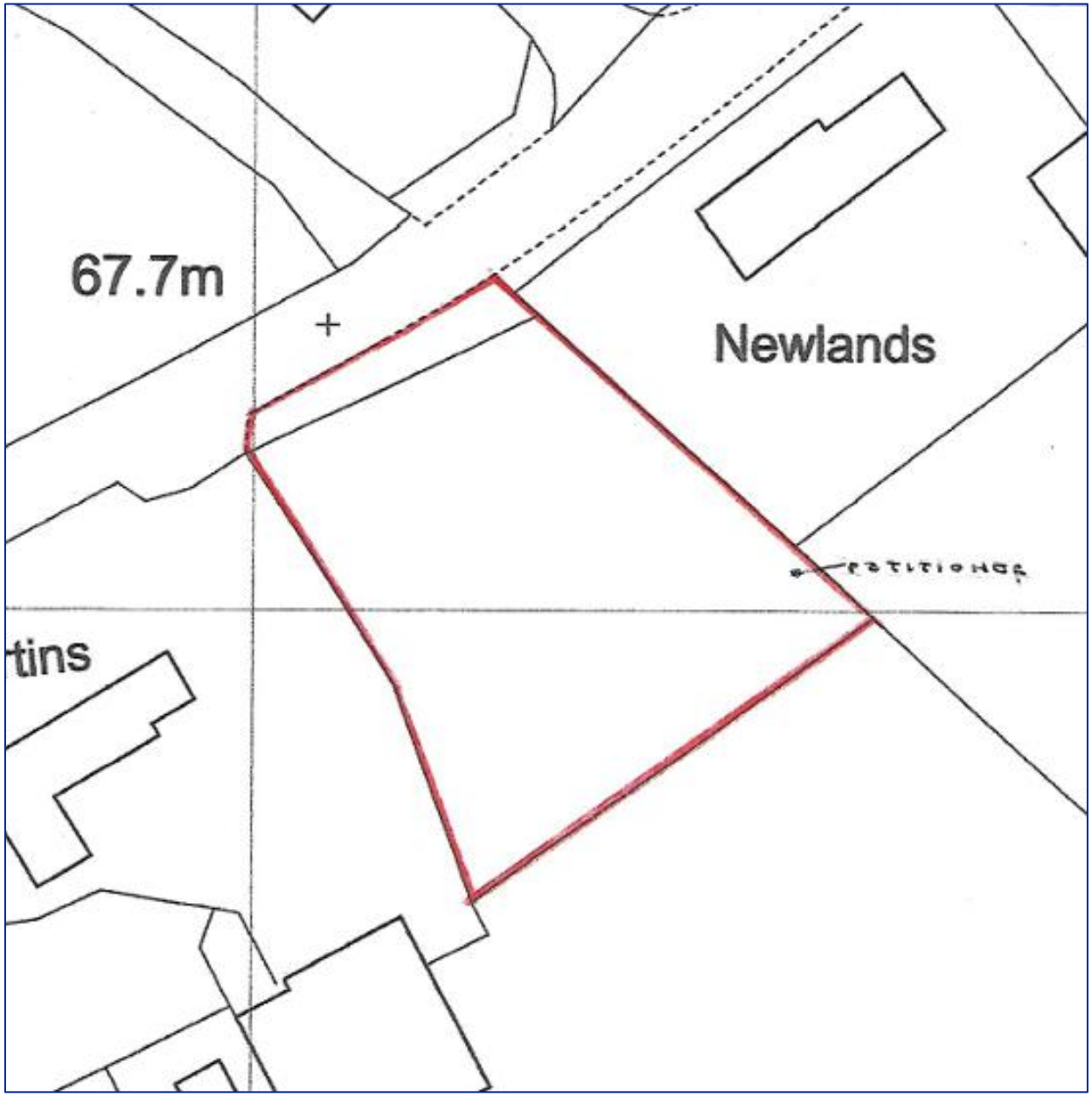
WHAT 3 WORDS

DEVELOPMENT PLOT, LAND NORTH EAST OF ST MARTINS, WEST TOFTS, STANLEY, PERTHSHIRE, PH1 4QG

CONTACT: Jonathan Reid j.reid@shepherd.co.uk | Tel: (01382) 878005

SHEPHERD
PROPERTY AUCTIONS

Description



INDICATIVE ONLY

Stanley is positioned on the banks of the River Tay and is a busy country village with a mill heritage and is a popular residential community within commuter distance of Perth.

The village is served with a local convenience store, GP medical centre, primary school and social and leisure facilities whilst other essential facilities can be found within Perth

.

The site is located a mile north east of Stanley on the road to Kinclaven and Blairgowrie.

The site is fairly level and covers an area extending to 863 square meters (0.21 acres) or thereby.

The subjects have planning permission in principle for the erection of a single dwelling. Further information can be found on the Perth and Kinross Planning Portal under reference number - 21/01064/IPL

Mains water and electric services are in close proximity with the requirement for private drainage to be installed within the site.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

Description









The Detail

DEVELOPMENT PLOT, LAND NORTH EAST OF ST MARTINS STANLEY, PERTHSHIRE

Auction Date

The auction will be held on 3rd December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a reduced guide price of £35,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is fixed at £2,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Jonathan Reid
j.reid@shepherd.co.uk

Jamie Hutcheon
Jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: (01382) 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. November 2026

SHEPHERD
PROPERTY AUCTIONS