

FOR SALE BY ONLINE AUCTION

AUCTION DATE:
22nd OCTOBER 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 : £35,000



WHAT 3 WORDS

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

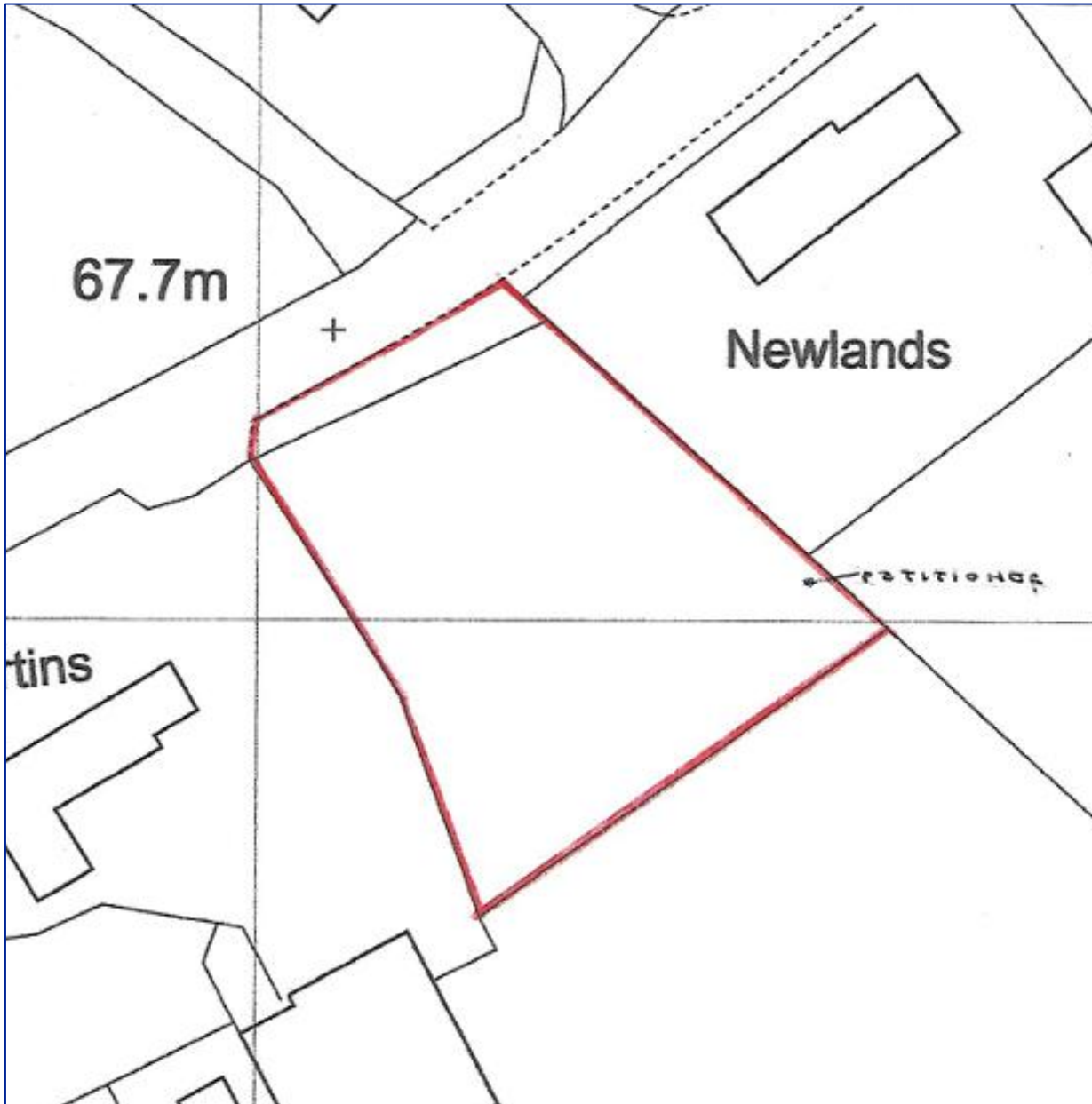
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Description

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



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.



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





Auction Date

The auction will be held on 22nd October 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:



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Jamie Hutcheon

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Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

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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](https://www.shepherd.co.uk)