

DUNTUIM DEVELOPMENT

Phases 5-7, Duntuim, Aberfeldy, PH15 2EU




BIDWELLS

DUNTUIM DEVELOPMENT

Phases 5-7 • Duntuim • Aberfeldy • PH15 2EU

**An excellent and rarely available opportunity
to develop 39 homes in a stunning
location overlooking the River Tay**

- Planning Permission Granted For 39 dwellings
 - No Affordable Housing Requirement
 - Stunning Outlook Over River Tay
- Highly Desirable Perthshire Setting

Offers Over £1,000,000



THE DEVELOPMENT

Led by Duntaylor Developments, the Duntuim masterplan has set out a programme of high quality residential development at the west end of Aberfeldy. Phase 1 delivered 24 new houses in partnership with Hillcrest Housing Association. Phases 2, 3 and 4, delivered by Duntaylor Developments, created a further 21 attractive, high-quality houses comprising of villas and bungalows ranging from 3 to 5 bed options.

Phases 5-7 of Duntuim offer an excellent opportunity to complete the masterplan by developing 39 high quality homes in a stunning setting overlooking the River Tay.

A detailed technical pack can be made available to all interested parties, with the following included:

- Topographical Survey
- Drainage Strategy
- Site Layout
- Flood Risk Assessment
- Phasing Plan
- Tree Survey
- House Types

The affordable housing required across the development has been delivered through phases 1-4, as such there is no affordable housing requirement for phases 5-7.

LOCATION

Duntuim is located at the west end of Aberfeldy, on the south side of the A827 Kenmore Road. Aberfeldy itself offers a wide selection of independent hotels, restaurants, retail, and cinema as well as a range of public services including a swimming pool, library, health centre, and both primary and higher education.

Pitlochry, approximately 14 miles to northeast of Aberfeldy, offers a mainline train service to Edinburgh, Inverness and London.

GENERAL INFORMATION

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold)

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

PLANNING PERMISSION

The property has Planning Permission in Full for the development of 39 dwellings. Further information can be found on the Perth & Kinross Council Planning Portal under Ref: 22/01836/FLL.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOCAL AUTHORITY

Perth & Kinross Council
Pullar House, 35 Kinnoull Street
Perth
PH1 5GD

Tel: 01738 475000

SELLING AGENT

Bidwells LLP
Broxden House, Lamberkine Drive, Perth, PH1 1RA

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