



Oakwood Field

Little Ballinluig, Near Grandtully, Perth & Kinross

**STRUTT  
& PARKER**

# Oakwood Field

Little Ballinluig | Near Grandtully | PH12 2QR

A residential development site in the heart of the Perth & Kinross countryside

Oakwood Field extends to approximately 2.45 acres (0.99 hectares) with full planning permission for 11 affordable housing units, with potential for open market housing, subject to obtaining the necessary consents.

## Situation

The site is situated on the western edge of Little Ballinluig a small settlement less than half a mile south of Grandtully and Strathtay and approximately 4 miles east of Aberfeldy. The site offers excellent access to the A9, the main road connecting Perth & Inverness, with a direct road (A827) from Little Ballinluig to the junction of the A9 between Dunkeld and Pitlochry.

The local area provides a number of services including a general store and hotel and bar in Grandtully and Strathtay. Aberfeldy to the west offers a wider range of facilities, including banks, shops, cafes and restaurants. There is the nearby Grandtully Primary School with Breadalbane Primary and Secondary School in Aberfeldy to the west. There is a train station in nearby Pitlochry.

For the outdoor enthusiast, the site is perfectly located for accessing the Perthshire countryside, with a wide range of activities to partake in, including golf, cycling, walking and climbing, as well as a number of water based activities. Grandtully and Strathtay sit on the River Tay close to the Grandtully Rapids with opportunities for canoeing and rafting. Fishing is also available in the nearby pools at Pitcastle, Grandtully and Findynate, as well as possible sailing opportunities on nearby Loch Tay.

**Tel: 0131 226 2500**

28 Melville Street,  
Edinburgh EH3 7HA  
edinburgh@struttandparker.com  
www.struttandparker.com

**STRUTT  
& PARKER**

## Description

Extending to approximately 2.45 acres (0.99 hectares), the site is bare and in a natural state with a variety of self-seeded planting throughout. The site is bordered to the north by the A827, the main road connecting the A9 and the A85 at the western end of Loch Tay. To the south lies a farm track and disused quarry with a mature strip of woodland to the west. A new housing development made up of 15 small scale units lies to the east, through which, an inroad was constructed to access the subjects of sale.

The neighboring development was built out as Phase 1 of a two phase development, with planning permission for 11 affordable housing units being granted to act as Phase 2.

## General

**Local Council** Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD 01738 475000.

**Services** Mains water, electricity, gas are in the area. Drainage is by way of a communal Waste Water Treatment System. Note the services have not been checked by the selling agents.

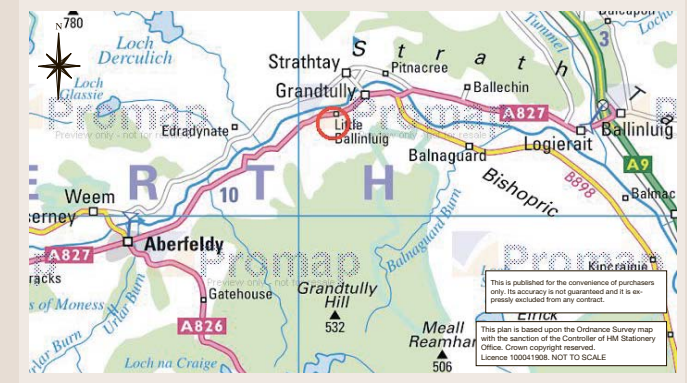
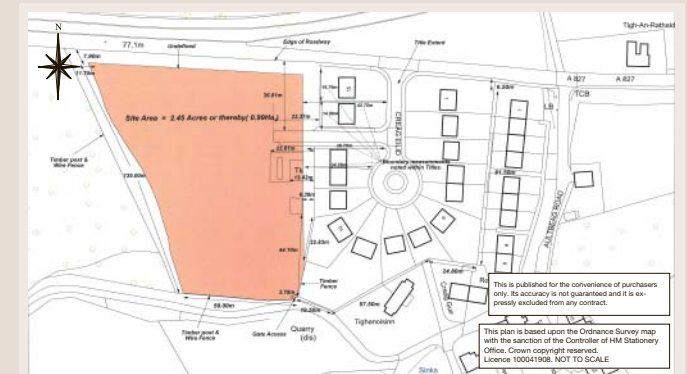
**Offers** Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

**Entry and Possession** The date of entry will be by mutual agreement between the purchaser(s) and the seller.

**Viewing** Although, the site is visible from a number of public viewpoints, it is requested that you inform the selling agents, at Strutt & Parker's Edinburgh Office of your intention to visit the site.

Details of the Full Planning Permission for 11 Affordable Housing units is available via Perth & Kinross Council's Online Planning Portal at [http://193.63.61.22/publicaccess/tdc/DcApplication/application\\_searchform.aspx](http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx) under planning application reference number 06/00870/FUL.

Although the site benefits from planning permission for affordable housing, the current owners are in the process of promoting the site through the Perth & Kinross Local Development Plan, seeking an allocation for open market housing. Once the sale has completed it will be the responsibility of the new owner to continue promoting the site. Interested parties are advised to make all planning related queries via Perth & Kinross Council's Planning Department on 01738 475000.



If you require this publication in an alternative format, please contact Strutt & Parker on tel 0131 226 2500. **IMPORTANT NOTICE** Strutt & Parker for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers 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. 3. No person in the employment of Strutt & Parker has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars prepared October 2010. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.