



Indicative Boundaries

**"Gourdiehill", Muirhouses, Grange, near Errol, PH2 7TB**  
Zoned Brownfield Land For "Mixed Use" in Local Development Plan  
+ Woodland, Comprising Part of Established Industrial Area

For Sale  
8.4 Acres  
(3.4 Hectares)

**SMART**&CO.  
surveyors & property consultants

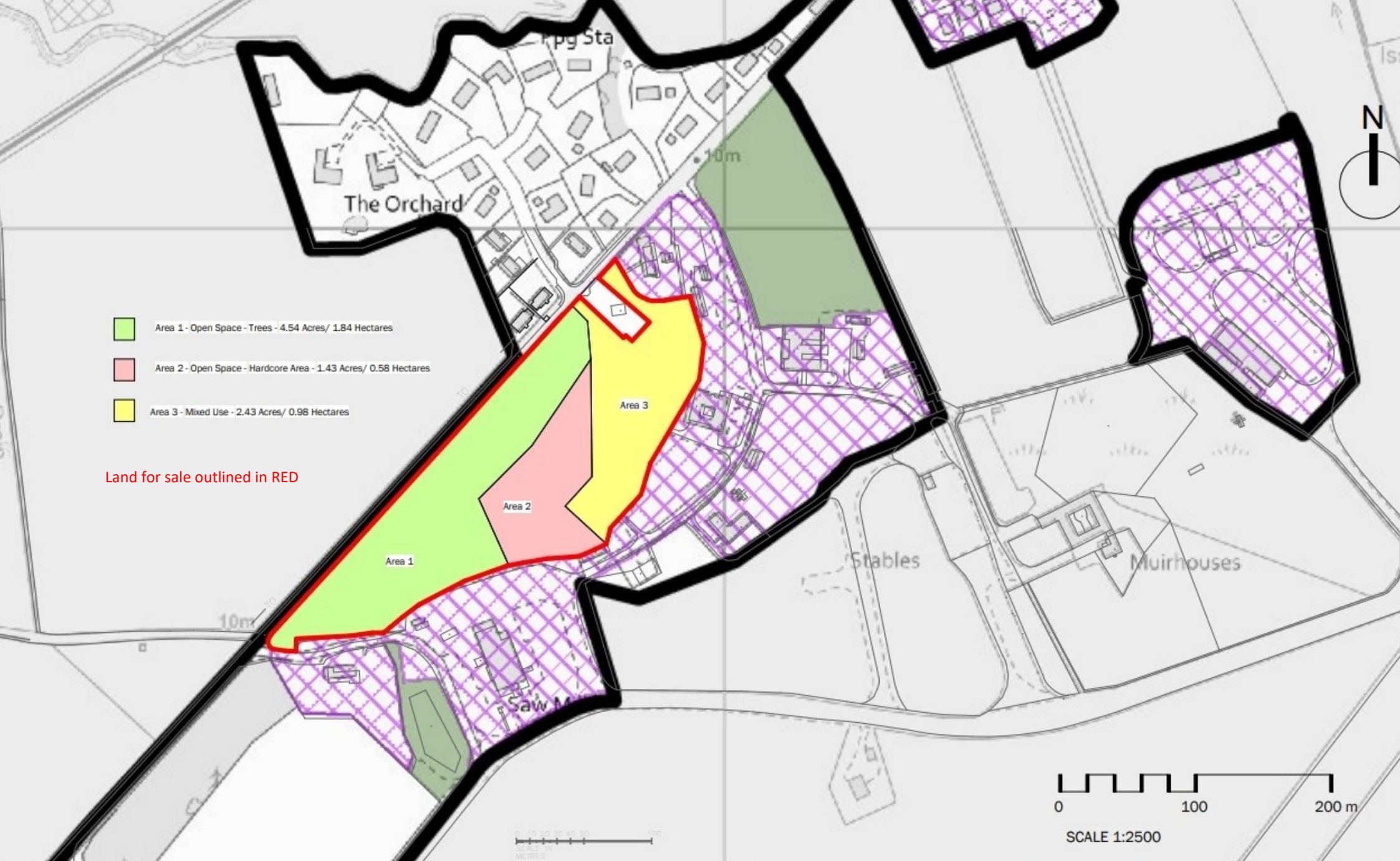












- Area 1 - Open Space - Trees - 4.54 Acres/ 1.84 Hectares
- Area 2 - Open Space - Hardcore Area - 1.43 Acres/ 0.58 Hectares
- Area 3 - Mixed Use - 2.43 Acres/ 0.98 Hectares

Land for sale outlined in RED

DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES  
 THIS DRAWING MUST ONLY BE VIEWED AT THE SCALE SHOWN  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE  
 ANY DISCREPANCY BETWEEN DRAWINGS AND SITE CONDITIONS TO BE  
 REFERRED TO THE ARCHITECT FOR CLARIFICATION

A	Areas shaded	12/7/23
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Revision Number	Revision Description	Revision Date

Revision Schedule

**ROBERT PAUL ARCHITECTS**

102 High Street Dunblane FK15 0ER  
 T. 01786 825575 e. info@paul-architects.co.uk

Development at Gourdiehill, Errol

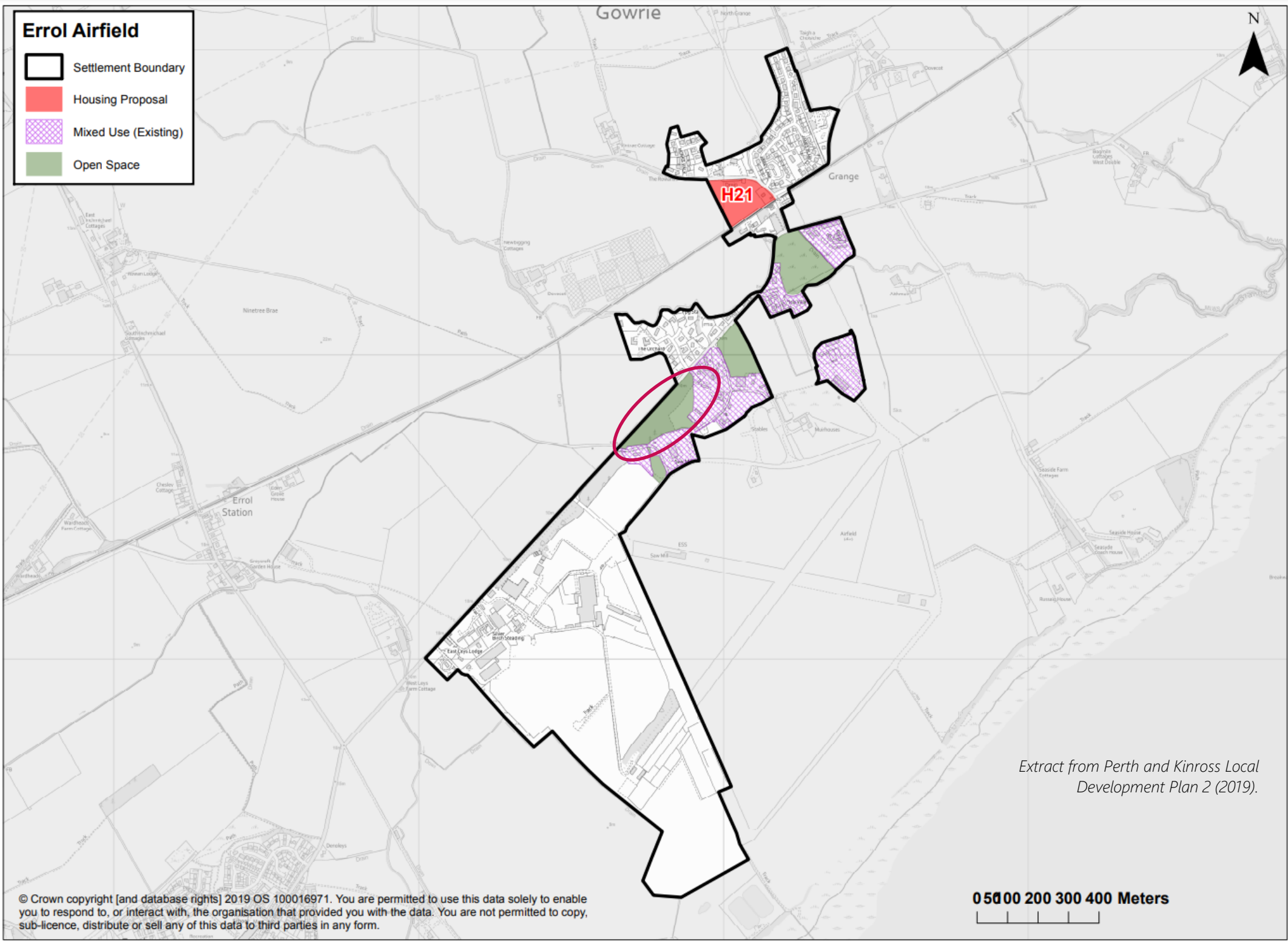
Local Plan/ Site

1 : 2500 @ A3 RP 13/2/23

21-11 A09 A

# Errol Airfield

-  Settlement Boundary
-  Housing Proposal
-  Mixed Use (Existing)
-  Open Space



Extract from Perth and Kinross Local Development Plan 2 (2019).



## Location

The Subject site is situated in the rural countryside on the C484 (formerly B958) road leading westwards out of Grange towards Errol in the Carse of Gowrie, Perthshire.

The cities of Dundee and Perth are each approximately 13 miles away and easily accessed via the A90.

The immediate locality is a mixture of rural countryside, housing around the nearby hamlet of Grange and various commercial business activity concentrated around Muirhouses Industrial Estate / Grange Enterprise Park and the former Errol Airfield.

## Description

The Site is broadly level, roughly "D"-shaped and comprises two main constituent parts:

An area of Brownfield land, including hardstandings, existing buildings and the footprints of previously demolished buildings.

An area of undeveloped established woodland.

## Planning

Part of the Site is included in the "Mixed Use" allocation within the current Perth and Kinross Local Development Plan 2 (2019). Consequently, uses compliant with this allocation should be permitted. However proposals must also be considered in the context of NPF4.

## Development Potential

The Site would lend itself to various uses and may offer potential for redevelopment - subject to obtaining necessary consents. The local area provides a convenient, attractive and popular place to live.

Application ref: [22/01879/FLL](#) for housing development on another nearby "Mixed Use" site was approved. Whilst this does not guarantee the outcome it may be a useful precedent.

Interested parties should satisfy themselves as to their intended use. Planning enquiries can be directed to Paul Houghton at [paul@houghtonplanning.co.uk](mailto:paul@houghtonplanning.co.uk)

## Services

The purchaser will need to satisfy themselves, however we believe services are within close proximity.

## Sale Terms

Our clients Heritable (Freehold) interest is available for sale with unconditional offers only being considered.

## Closing Date

Interested parties are advised to note their interest with the Selling Agents to ensure they are notified in the event of a Closing Date being set.

Our client is not obliged to accept the highest, or indeed any, offer.

## Legal Costs

Each party will be responsible for their own legal costs with the Purchaser being responsible for LBTT and registration dues.

## Viewings / Enquiries

For more info or to arrange viewings, please contact the Selling Agents:

Doug Smart

07850 517 323

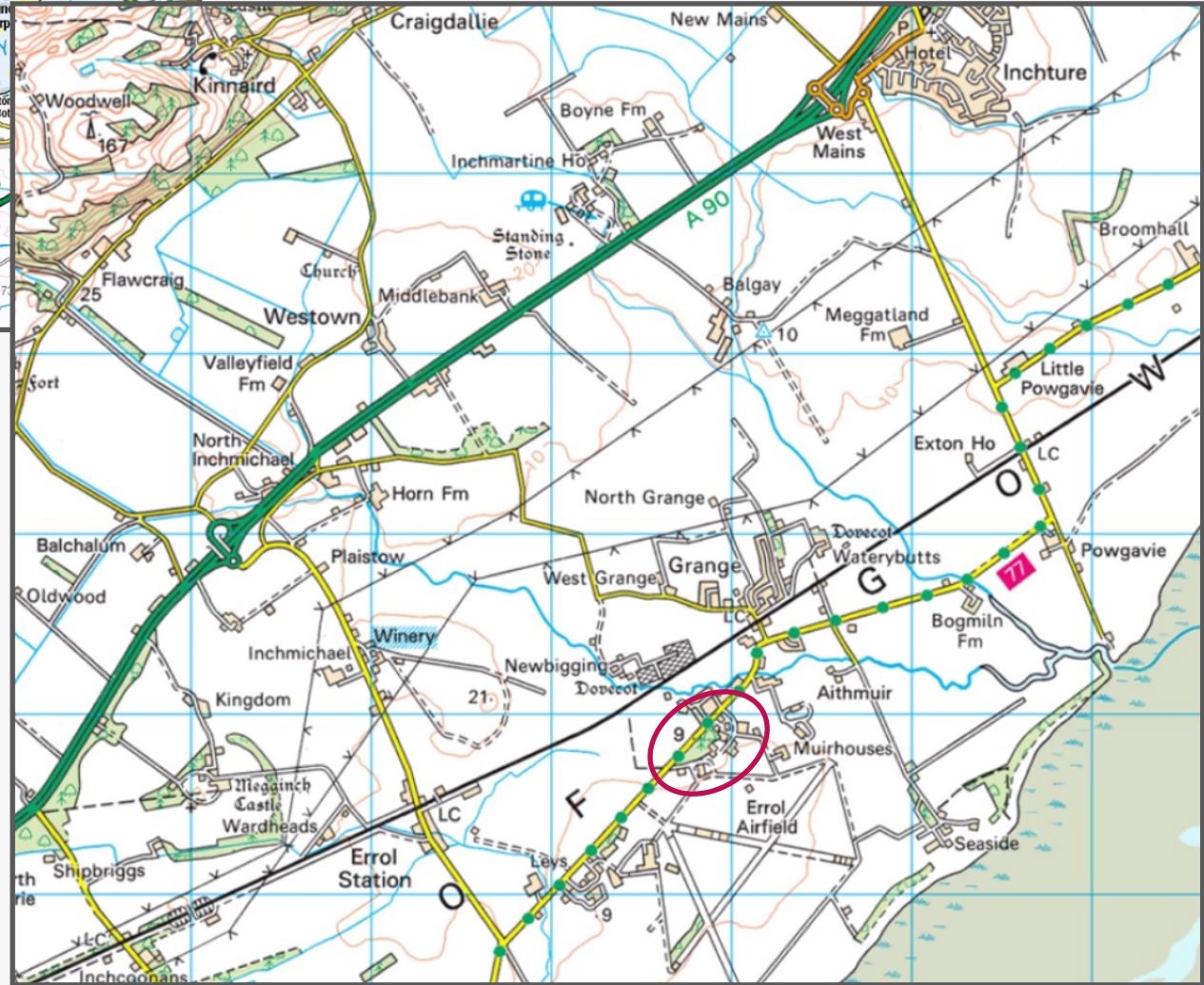
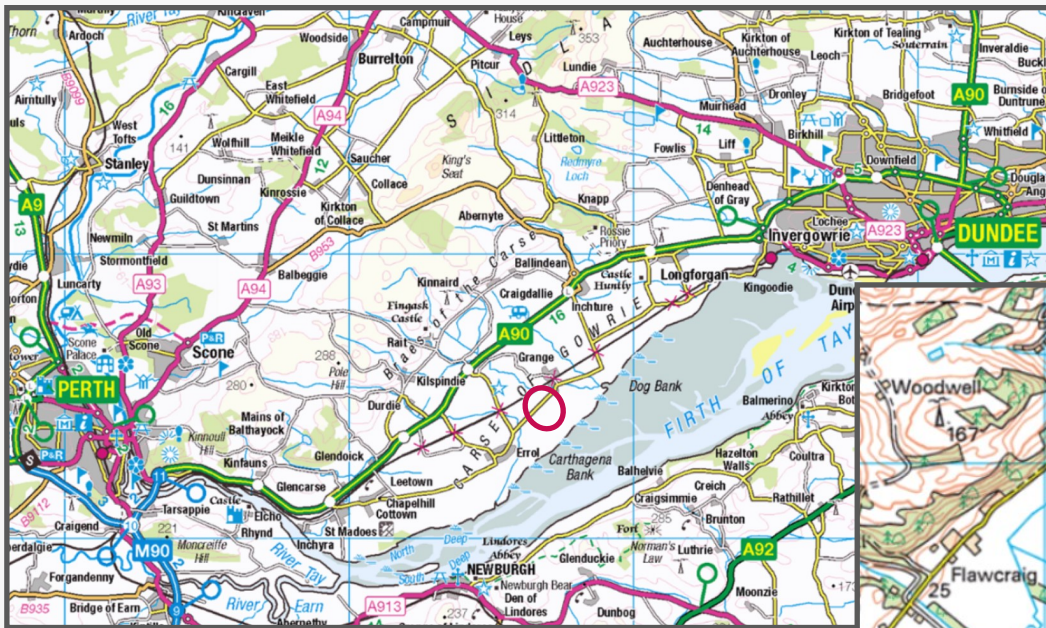
[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

Graeme Duncan

07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)





**Directions**

From the A90: Exit via Inchmichael Junction towards ERROL. Follow the road through ERROL STATION and, after crossing the railway, at the T junction turn left towards GRANGE.

The Site Entrance is on your RIGHT at the sign for "PARAGON SKY DIVING"

SAT NAV PH2 7TB

GRID REF 56.411885, -3.185237

WHAT3WORDS clef.winks.spindles