

FOR SALE

STRATEGIC DEVELOPMENT SITE WITH PLANNING PERMISSION IN PRINCIPLE

CLOSING DATE: 12 NOON 25TH JUNE 2025



PLAY
VIDEO



GOOGLE
MAPS

Prime residential land opportunity within mixed use development.

Planning Permission in Principle.
Reference: 20/00667/IPM

Part of wider MU70 Perth West Masterplan.

Significant commercial and infrastructure investment from local authority.

PRIME LAND - LAMBERKIN VILLAGE, PERTH



THE OPPORTUNITY

Prime residential land opportunity within mixed use development.

Significant infrastructure and commercial investment from local authority and through Tay Cities Deal funding.

**Phase 1 - 278 Units. Phase 2 - 440 Units.
Phase 3 - 282 Units. Total - 1,000 Units.
25% Affordable Housing.**

Outstanding transport links with direct access to A9 and M90.

Land held under single ownership.



DEVELOPMENT CONTEXT

The MU70 Perth West Masterplan is shaped by four integrated land-use elements:

1. Perth Innovation Highway

Propelling the full Perth West vision to reality, the Innovation Highway is a smart mobility corridor incorporating new road infrastructure to connect Perth West to Perth city. Full fibre broadband and 5G connectivity will ensure cutting edge capabilities in energy, mobility and digital. £5m of funding already committed through the Tay Cities Deal (TCD).

The highway places Perth West as a strategic location that will:

- Enhance further the connectivity between northern and central Scotland.
- Strengthen Perth's potential growth opportunities.
- Increase the strategic value / opportunities for Perth West.
- Actively support modal shifts to electric vehicles and active travel (e.g., walking and cycling) within and around Perth West.

2. Perth Eco Innovation Park

The Perth Eco Innovation Park will help realise the full benefits of the infrastructure contained within the Innovation Highway. The Eco Innovation Park will initially comprise two key elements:

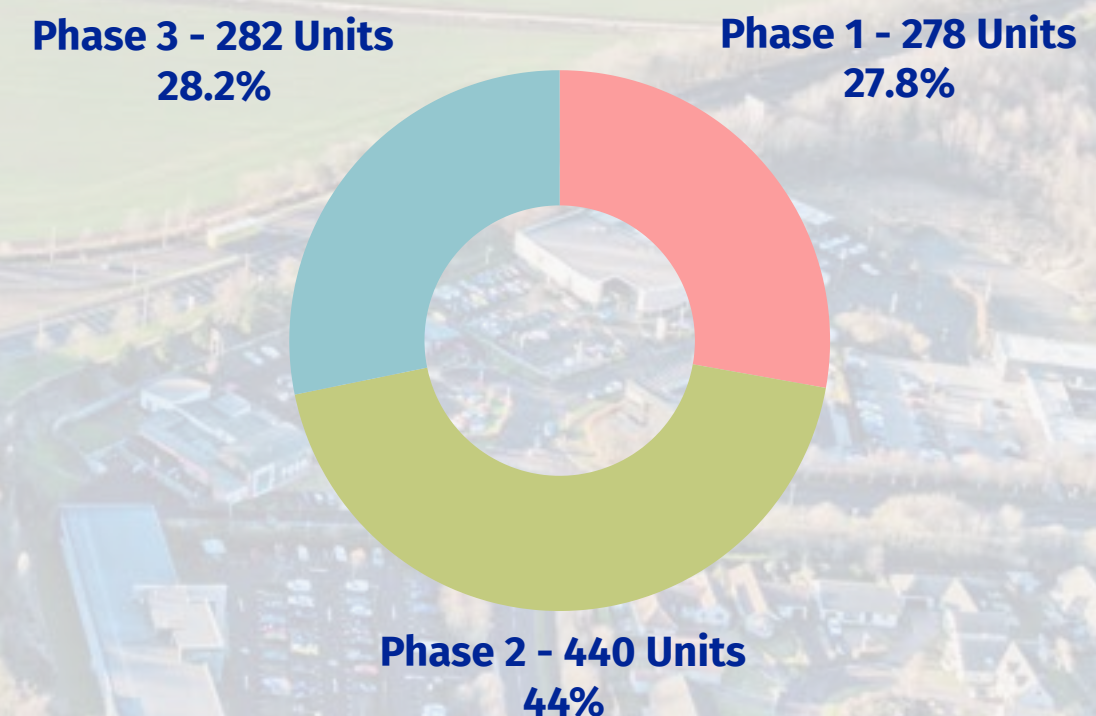
- **Broxden Mobility Hub:** Health Centre, Car-Park, Hotel, Retail and Nursery.
- **Eco-Innovation Park:** Bus Depot, Offices, Retail, Hotel and Industrial Storage and Distribution.

3. DR.ECO Renewables Park (subject to future application)

A utility-scale (20 MW+) Solar PV farm that generates and distributes renewable energy to the site. The park will connect to other flexible technologies to deliver a reliable clean energy supply. The potential for a community battery storage, seasonal and/or hydrogen storage will support the park in supplying low/zero carbon electricity and heat for consumers, buildings and mobility facilities.

4. Lamberkin Village - Land For Sale

Residential development opportunity for up to 1,000 units deliverable across three phases. 25% affordable housing provision agreed across the 1,000 units. Access to development obtained via new underpass as part of Innovation Highway from Broxden Mobility Hub at eastern edge of site.



DEVELOPMENT CONTEXT - MAP

 Lamberkin Village Phase 1, Phase 2 and Phase 3.

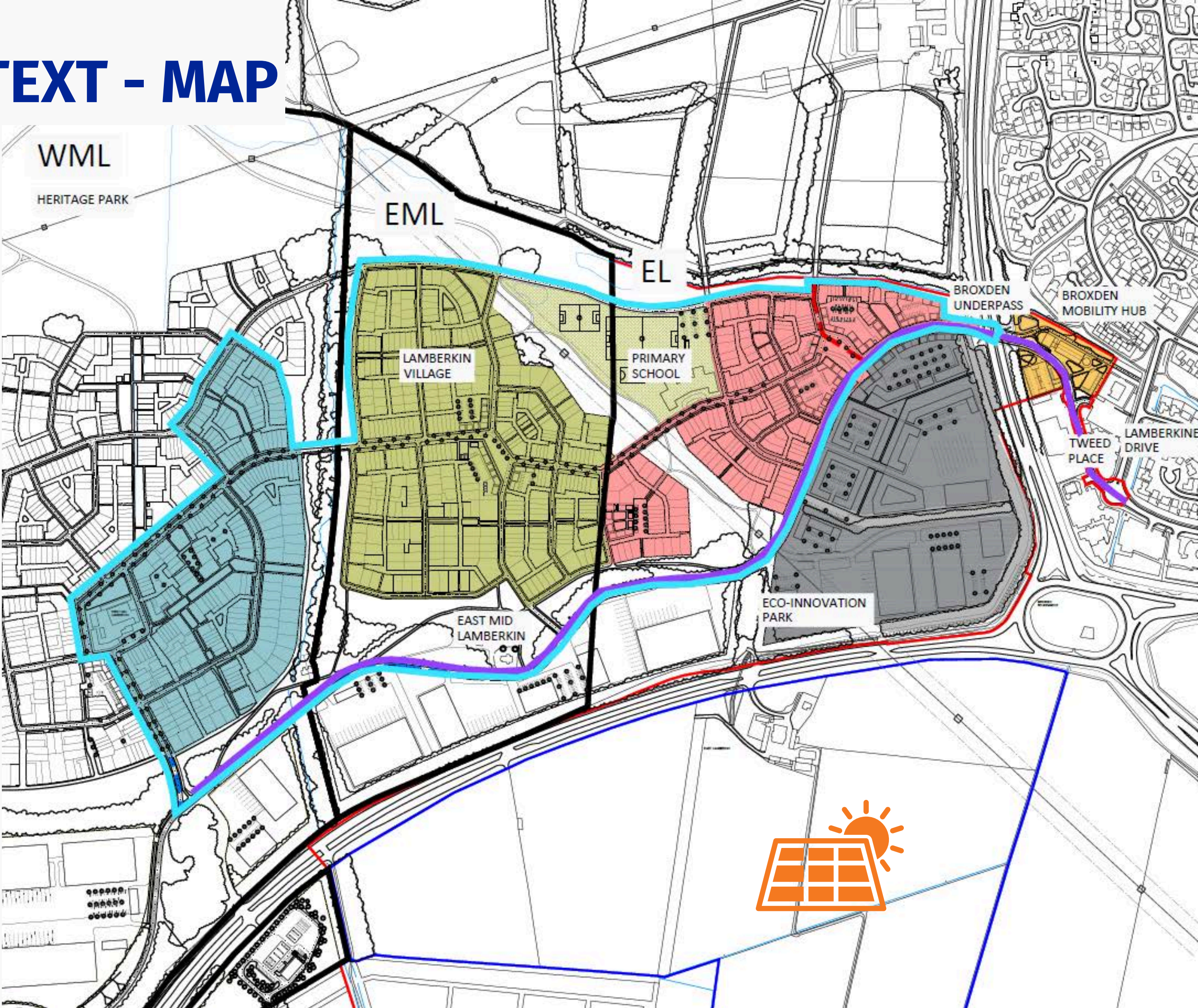
 Eco-Innovation Park to be delivered by PKC.

 Broxden Mobility Hub.

 Perth Innovation Highway. First phase to be delivered by PKC.

 For sale indicative boundary.

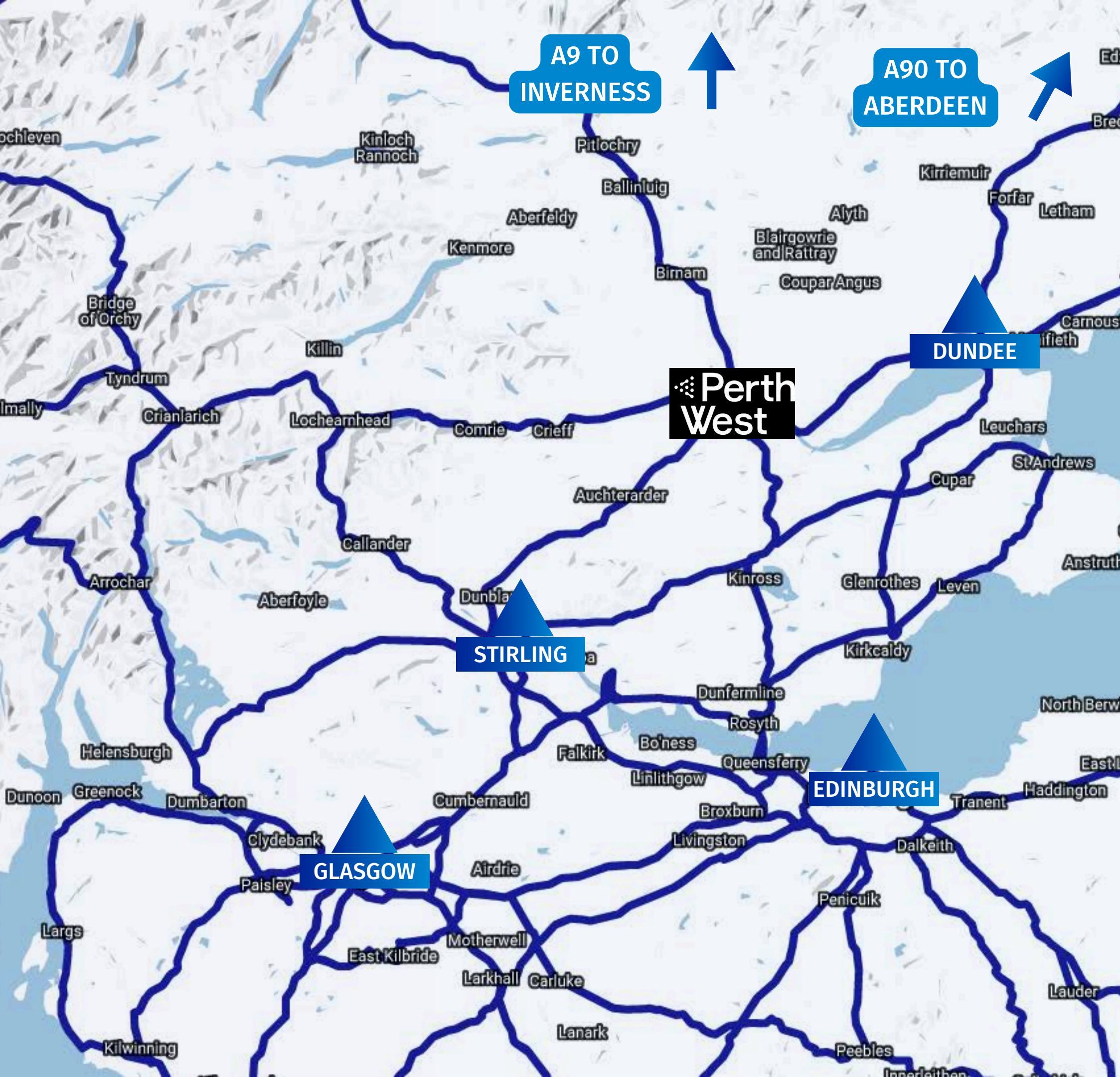
 DR.ECO Renewables Park indicative location (subject to future application).



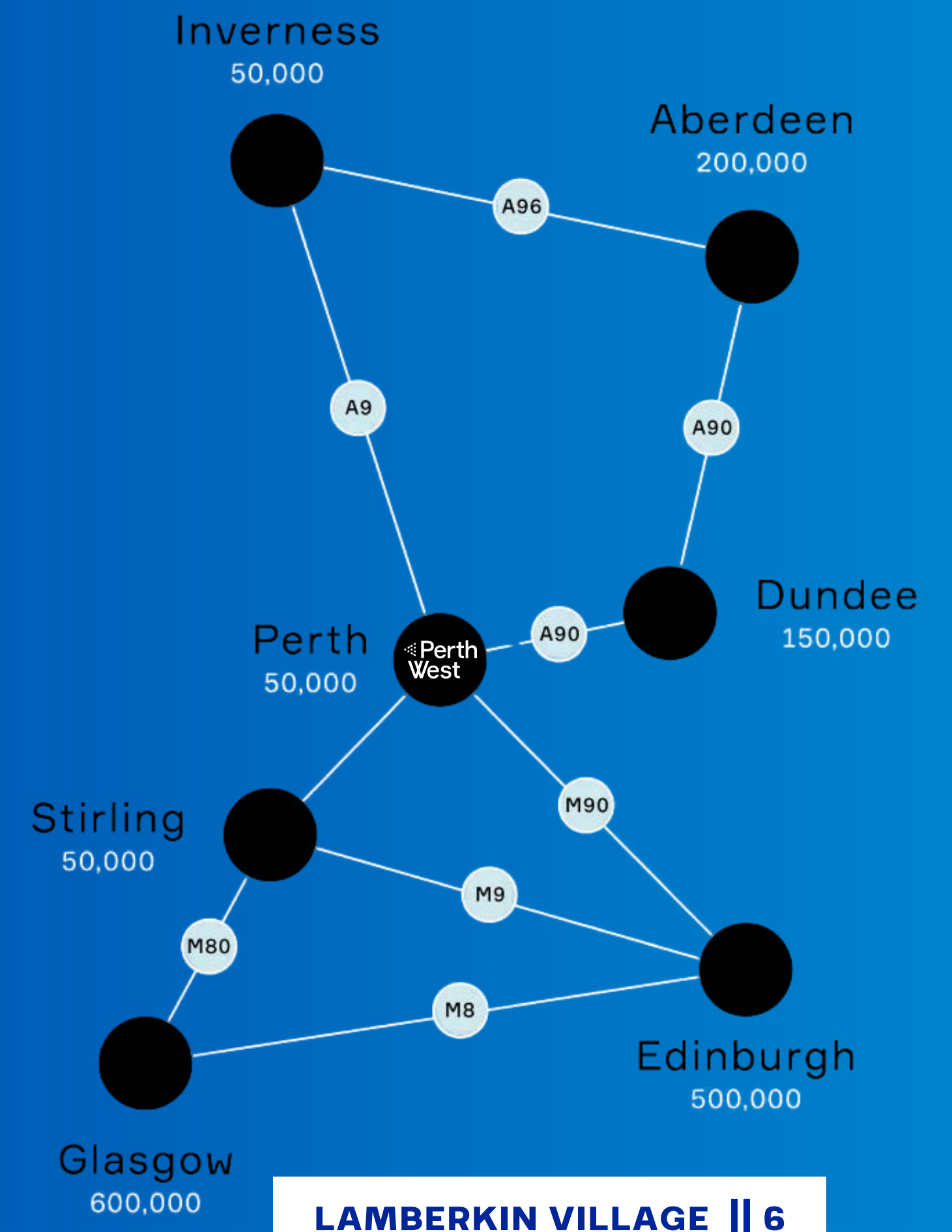
LOCATION

The site is strategically located just off Broxden Roundabout, one of Scotland's most prominent and accessible transport hubs. Situated on the outskirts of Perth, the site benefits from exceptional connectivity, providing direct access to the M90 motorway towards Edinburgh and the A9 north to Inverness and south to Glasgow. Its proximity to key arterial routes makes it a highly desirable location for both commercial and residential development.





STRATEGIC CONTEXT



PERTH

DEMOGRAPHICS

Perth is a vibrant city with a population of approximately 48,000 residents as of the 2022 estimate. The city offers a balanced demographic profile, with a median age of 42 years, reflecting a blend of young professionals, families, and retirees. This diverse community fosters a dynamic environment, enriched by a variety of cultural backgrounds and experiences. The city's commitment to education is evident, with 66% of school leavers achieving five or more awards at Level 5, surpassing the national average. This dedication to learning contributes to a well-educated workforce, enhancing the city's appeal for new residents seeking a thriving and supportive community.

ECONOMY

Perth boasts a robust and dynamic economy, making it an ideal location for prospective homeowners. Over the past decade, the city has experienced a 12% growth in Gross Value Added (GVA), reaching £4 billion in 2019, with productivity levels 17% higher than the Scottish average. This economic vitality is supported by a diverse range of industries, including food and drink, tourism, and creative sectors, all contributing to a thriving local market. Perth's strategic location and excellent transport links further enhance its appeal, offering residents both a high quality of life and promising economic prospects.

TRANSPORT

TRAVEL TIMES TO PERTH		
FROM	CAR	TRAIN
EDINBURGH	1 HR	1 HR 30 MINS
GLASGOW	1 HR	1 HR
STIRLING	45 MINS	30 MINS
DUNDEE	40 MINS	20 MINS
ABERDEEN	1 HR 45 MINS	1 HR 30 MINS
INVERNESS	2 HR	2HR 15 MINS

ARTIST IMPRESSION



SITE PLAN



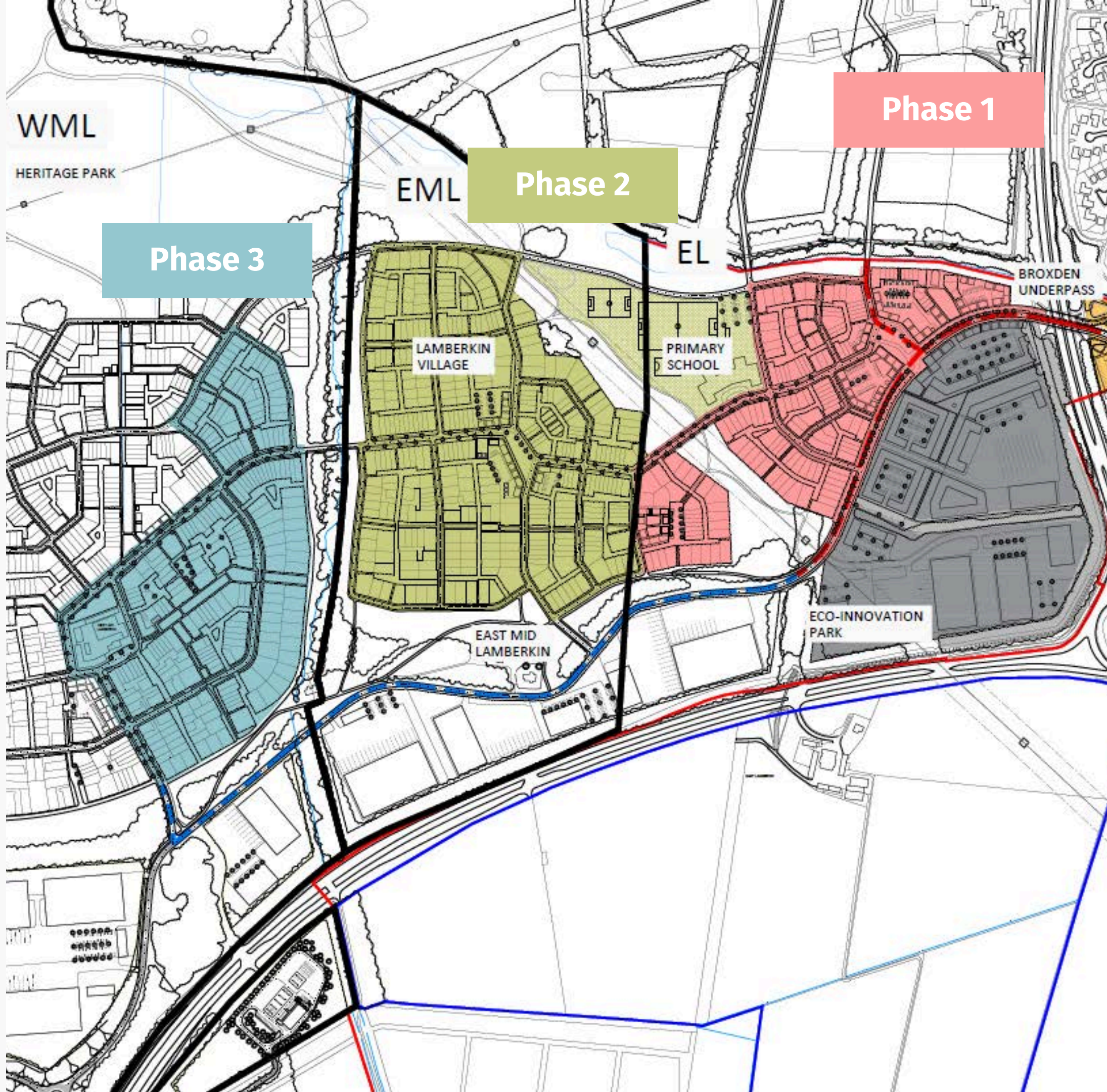
BROXDEN MOBILITY HUB



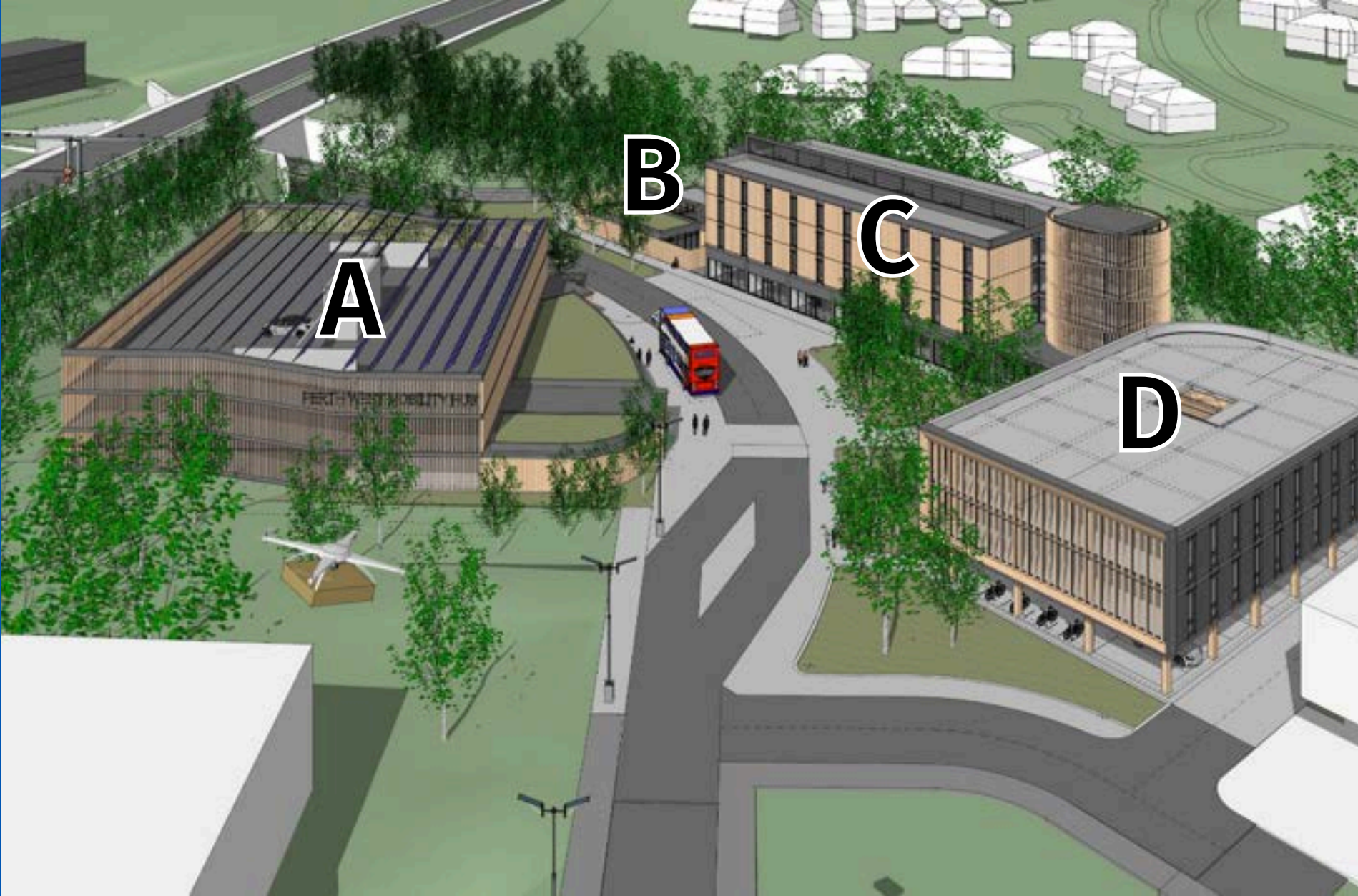
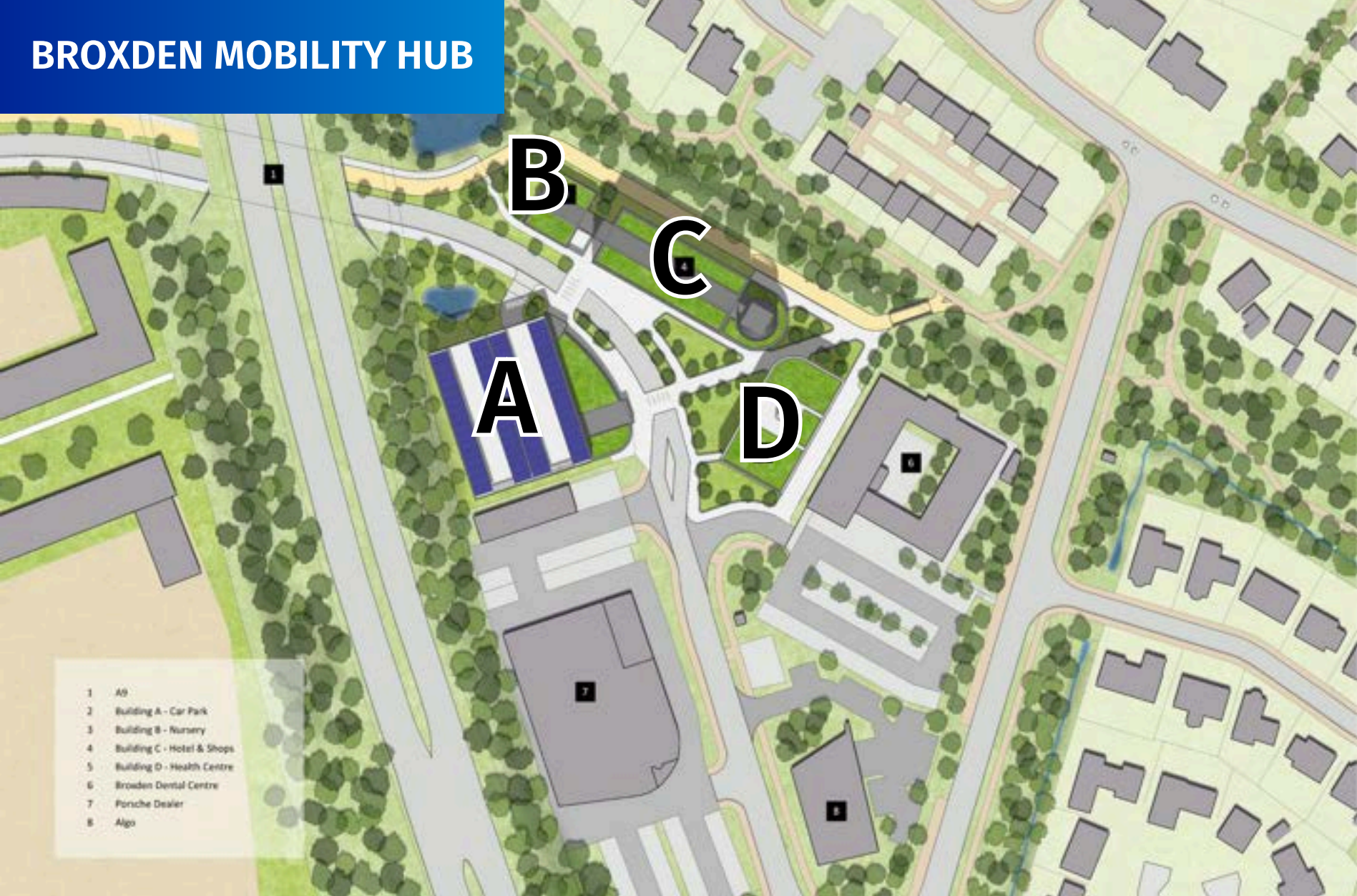


PHASING

Phase	Description
Phase 1	<div>Max 278 Units</div> <ul style="list-style-type: none">• 9.89ha (24.44ac) Gross Developable Area• 4.41ha (10.90ac) Net Developable Area• 25% Affordable Housing
Phase 2	<div>Max 440 Units</div> <ul style="list-style-type: none">• 13.90ha (34.35ac) Gross Developable Area• 9.38ha (24.66ac) Net Developable Area• 25% Affordable Housing
Phase 3	<div>Max 282 Units</div> <ul style="list-style-type: none">• 10.55ha (26.07ac) Gross Developable Area• 6.90ha (17.05ac) Net Developable Area• 25% Affordable Housing



BROXDEN MOBILITY HUB

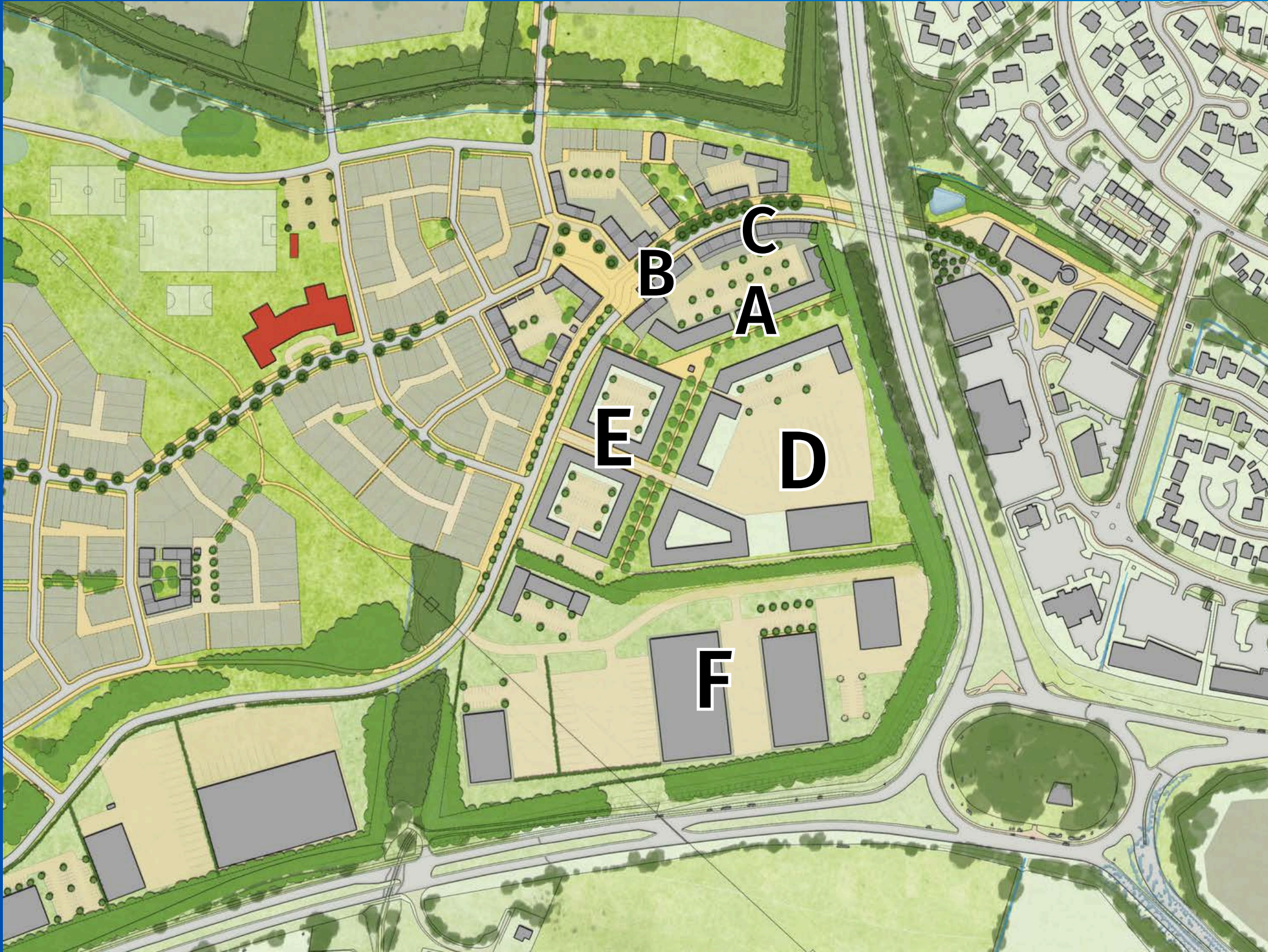


Building	Description
A Multi-Storey Car Park	The multi-storey car park comprises a car park for 118 cars, including 25 EV charging points, 50 cycle spaces, 25 e-bike dock bays and solar panels.
B Nursery	A nursery is proposed in the single storey element of the building, which is fully accessible and directly connected with the rest of the development by the cycleway. It benefits from over 100sqm of external playground space.

Building	Description
C Retail & Hotel	The primary use of building C is a 63-room small hotel and shops at street level. The building defines the northern edge of the new “plaza” which forms the primary gateway into Perth West and as such contains the main cycle route and bus stops.
D Health Centre	Building D is fully dedicated to a health centre to consolidate the Broxden Mobility Hub as a multi-use hub and complement the existing provision of medical services. Covered car and cycle parking are provided on the ground floor.

ECO INNOVATION PARK - TO BE DELIVERED BY PKC

Building	Description
A Retail	Retail - Shops, Financial & Professional Services, Food & Drink (Classes 1A, 3 and Sui Generis).
B Hotel	Hotel (Class 7).
C Retail & Office	Retail - Shops, Financial & Professional Services, Food & Drink (Classes 1A, 3 and Sui Generis). Retail at Ground Floor level. Office at First Floor level.
D Bus Depot	Bus Depot (Sui Generis).
E Office	Business (Offices, Research and Development, Light Industrial) (Class 4) - Light Industrial/Training/Office/Education Campus/R&D/Innovation Hub.
F Storage & Distribution	Storage and Distribution (Class 6) - City Logistics/Last Mile Facilities: Manufacturing/Industrial.



DATA ROOM

A secure data room has been created for the sharing of additional technical information.

To access the secure dataroom, seriously interested parties must confirm their interest in writing to the sole selling agents at: s.barnett@shepherd.co.uk or j.reid@shepherd.co.uk

FORM OF OFFER

The Vendor's preference is for a sale of the Heritable interest (Scottish equivalent to English Freehold) in the site. Offers for the whole, multiple, or individual phases will be considered.

PRICE

Offers Invited

OCCUPIER INTERESTS

Occupier interests should be directed to the sole selling agents:

s.barnett@shepherd.co.uk

0141 331 2807 / 07720 466018

j.reid@shepherd.co.uk

01738 638188 / 07747 770171

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

The site benefits from Planning Permission in Principle.

Reference: [20/00667/IPM](#)

GET IN TOUCH

For further information please contact the sole agents:

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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 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.