
Building Plot(s)
Caroline Place, Wolfhill, PH2 6TL
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# Introduction

The building plot extends to approximately 0.15 hectares (0.36 acres) in a prime position on the corner of the junction of Old Church Road and Caroline Place, in the heart of the village.

In December 2025, Planning Permission in Principle was granted for residential development, designed to follow the established building line of existing properties. Full details of the consent, including conditions for Detailed Approval and the associated infrastructure contributions, are set out under Planning Reference No. 25/00928/IPL.



Located in lovely countryside just seven miles northeast of Perth, Wolfhill is a charming rural village offering a perfect blend of tranquility and heritage. Surrounded by rolling farmland and the scenic Sidlaw Hills, this peaceful location provides an idyllic setting while remaining within easy reach of local amenities and transport links.

Rich in history and character, Wolfhill was once known as “Carolina” and is steeped in local folklore, including tales of Macbeth and Scotland’s last wolf. The area has evidence of ancient settlements, with standing stones and historic sites adding to its unique appeal.

Wolfhill is a welcoming community with a strong sense of identity, an ideal rural setting in the heart of Perthshire.





Close by, the city of Perth offers a wide array of amenities, including excellent shopping, dining, and cultural attractions such as a concert hall, theatre, art gallery, museum, and cinema. For leisure and recreation there are the Perth Climbing Centre, Willowgate Activity Centre and Perth Leisure Pool. Golfers are well catered for with nearby courses including North Inch, Craigie Hill, and Murrayshall, while Gleneagles and St Andrews are within a 35-mile radius. Scone Palace also hosts National Hunt racing and the popular Scottish Game Fair.

Often referred to as the gateway to the Highlands, Perth provides easy access to the rivers, lochs, and hills of Perthshire and the Angus Glens, making it an ideal base for outdoor pursuits. The Glenshee ski slopes are also within reach, approximately 40 miles to the north.

Access Wolfhill is now even more convenient with the opening of the Destiny Bridge over the River Tay, along with its connecting road network, providing direct and convenient routes from both the A9 to the west and the A94 to the east.









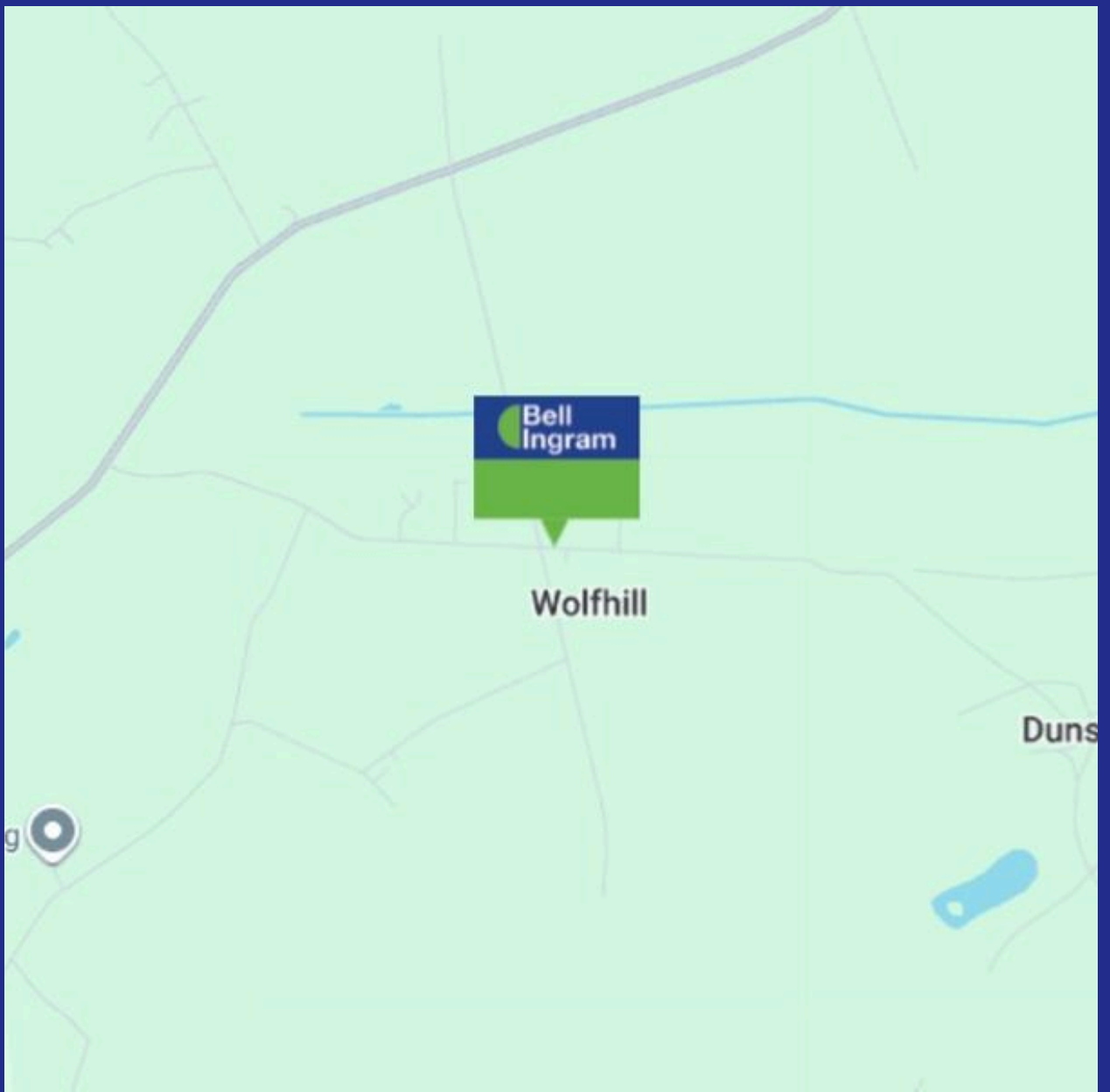




# Location

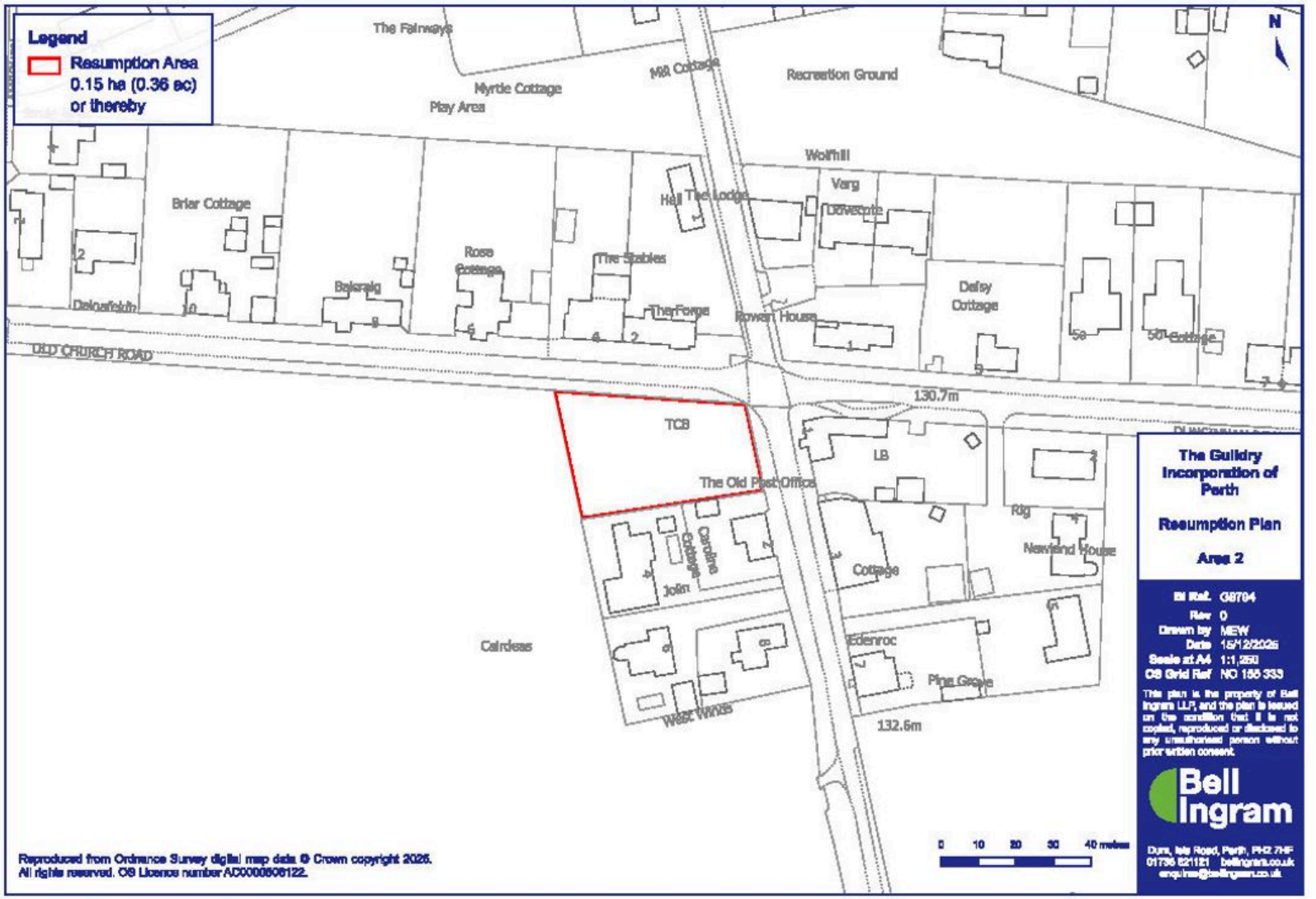
Directions
Head northeast from Perth on the A93 towards Guildtown. Once you reach the village, continue along Main Street and as it bends, take a right turn onto Wolfhill Road. Follow this road for approximately 1.2 miles, then turn right onto Old Church Road at the signpost for Wolfhill. Continue through the village, and the building plots are on the right-hand side, on the corner of the junction of Old Church Road and Caroline Place.

For viewers using the 'what3words' app, the location of the land is at ///excavate.gala.surfacing



# Plans

0.36 acres



# Details

## Local Authority
Perth & Kinross Council

## Council Tax
Band =  NA

## Tenure
Freehold

## EPC

EPC Rating = EXEMPT

## Services & Additional Information

Mains electricity, water and drainage run adjacent to the site.

Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.  Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance
Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers.  Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

# Caroline Place, Wolfhill, PH2 6TL

Guide Price £120,000

Bell Ingram




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## Viewing strictly by appointment


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