

FOR SALE

Galbraith

- Two residential plots with outline planning consent.
- Prominent rural setting.
- Further land available by separate negotiation.
- Plot 1: 0.54 acres
- Plot 2: 0.55 acres
- For sale as a whole or in two lots.

SPITTALFIELD PLOTS

PARK GROVE, SPITTALFIELD,
PERTH, PERTH AND KINROSS,
PH1 4LH



LOCATION

The plots are situated on the eastern fringes of the attractive rural conservation village of Spittalfield. The town of Blairgowrie is located some 6 miles away and offers a good range of day to day amenities including a number of independent retailers, supermarkets, banking services, primary and secondary schooling and leisure centre. The city of Perth can be accessed in under half an hour by car and offers a good range of big city amenities including cinema, theatres, national retailers, railway and bus stations.

DESCRIPTION

The subjects comprise two residential plots sitting on the eastern fringes of Spittalfield. Both plots benefit from planning permission (in principle) to create a substantial residential house. Should it be required, there may be additional land to the south of the plots available by separate negotiation.

PLANNING

Planning permission was granted by Perth & Kinross Council Local Review Body on 9th March 2017 under application reference 16/01358/IPL. This can be accessed via Perth & Kinross Council's planning portal.

Copies of the planning consent are available in the technical information pack.

TECHNICAL INFORMATION PACK

A technical information pack containing copies of planning consents and associated plans are available upon request from the selling agent.

SERVICES

We understand that mains water and electric are located close to the site and our clients have obtained quotations for the establishment of water and electrical supplies.

PRICE

Lot 1 - Offers Over: £90,000

Lot 2 - Offers Over: £90,000

The Whole - Offers Over: £180,000

A closing date may be set for this property. Our clients are not bound to accept the highest or indeed any offer.

VAT

Any intending purchaser must satisfy themselves as to the instance of VAT in any transaction.

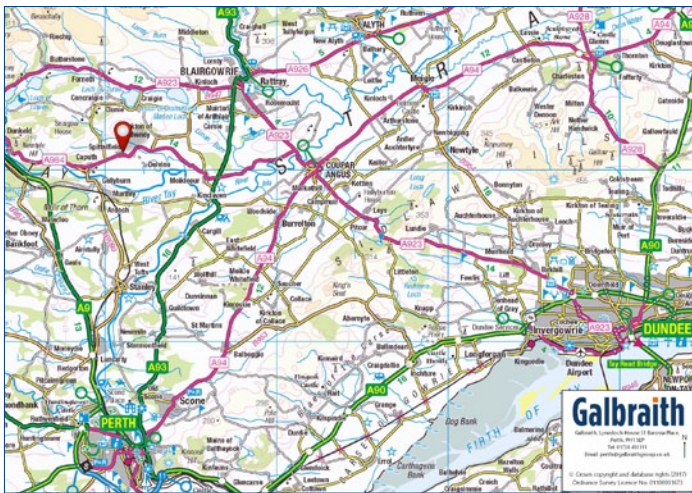
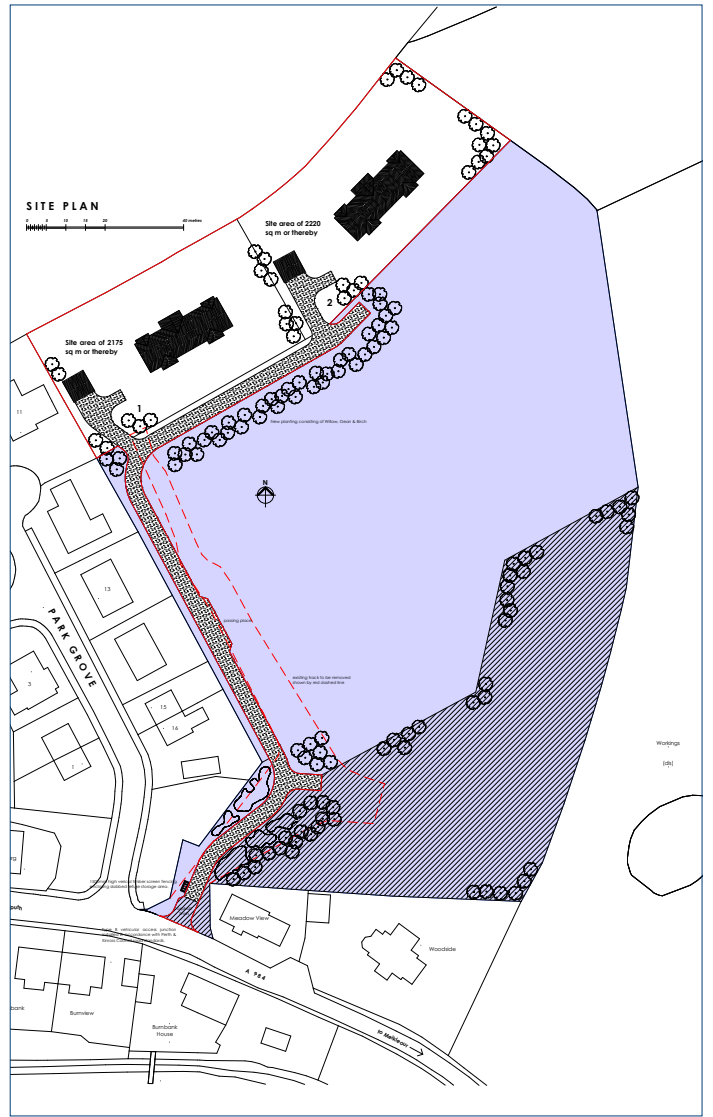
VIEWING

Viewing is by appointment only. Any enquiries or requests for further information should be directed through the selling agents. Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP Telephone: 01738 451 111 Fax: 01738 451 900.

DIRECTIONS

From Perth take the A9 north exiting onto the B9099 signposted Stanley, passing through the village of Luncarty continuing on the B9099. After passing through the village of Murthly you will enter Caputh. At the t junction turn right and follow the A984 to the village of Spittalfield. The plots are located on the left hand side immediately after Park Grove.

From Blairgowrie take the B947 (Essendy Road) turning right onto the A984 with the plots being located on your right hand side as you enter Spittalfield.



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants 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 and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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