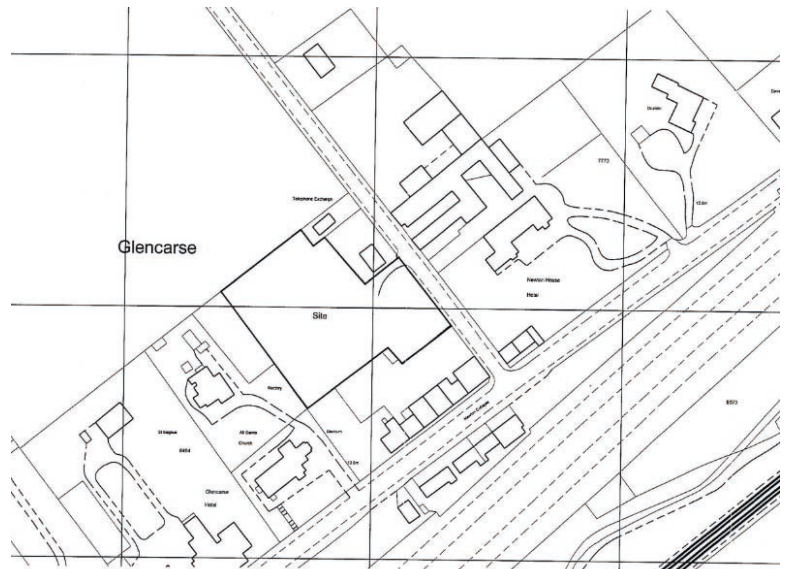
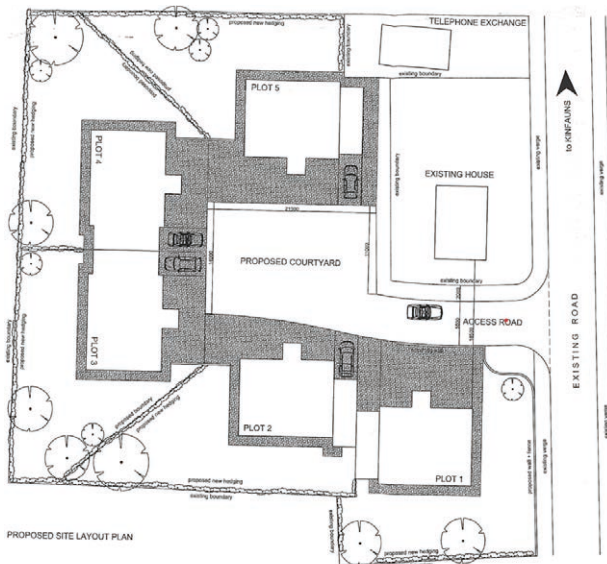




Residential Development Site, Pepperknowes Road, Glencarse, Perthshire

- Residential development site
- Popular rural location
- Well-located commuter village
- Site area — 0.33 Hectares/0.8 Acres or thereby
- Offers Invited





LOCATION

The village of Glencarse is located in close proximity to the A90 trunk road, approximately 7 miles east of Perth. The site is located on the North side of the A90 Dual Carriageway, and accessed from the West side of Pepperknowes Road.

Surrounding land use is predominantly agricultural, whilst the Glencarse Hotel and the popular Linden Garden Centre are situated nearby.

The approximate location of the subjects is shown by the OS Plan.

DESCRIPTION

The subjects comprise a site of circa 0.8 acres with planning permission granted for the development of five residential dwellings.

The site is regular in its configuration and flat in its nature, with access provided directly from Pepperknowes Road.

The subjects have a full detailed planning consent for residential development. All interested parties should make their own enquiries in this regard.

PLANNING

Under planning reference 05/00266/ FUL the site has the benefit of planning consent for the development of five residential dwellings.

The proposed development provides 5 residential dwellings ranging from 3 to 4 bedrooms, and each measuring 140m².

ACCOMMODATION

We have relied on the Promap Digital Mapping system to measure an approximate site area of:

0.33 hectares/0.8 acres, or thereby.

TERMS

The subjects are available FOR SALE. Offers are invited for our clients' heritable interest.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Keith Scobbie
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6. Date of Publication: December 2021