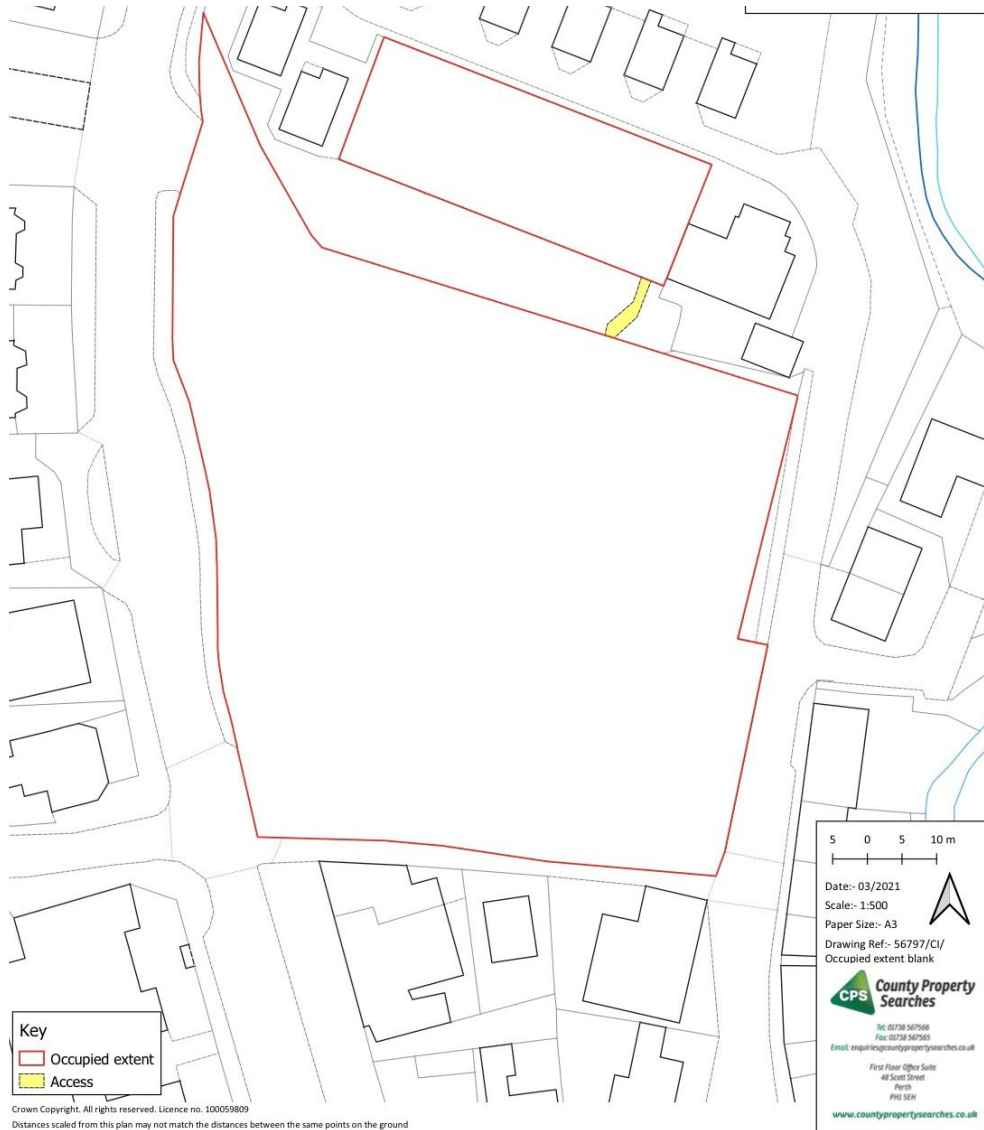


FOR SALE

RARE DEVELOPMENT OPPORTUNITY - CLEARED SITE



Former Moncrieffe Care Home Main Street, Bridge Of Earn Perthshire, PH2 9PJ

- Rare windfall site offering huge development potential
- Would suit residential or commercial development (subject to consents)
- Popular residential village circa 4 miles from the city of Perth
- Cleared Site
- Circa 1.87 acres (0.757 hectares)
- Guide - £1,000,000



To arrange a viewing please contact:



Keith Scobbie
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01738 445 733



Garth Davison
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01382 200 064

LOCATION

Bridge of Earn is a popular commuter village lying a short distance, some 2 or so miles south of Perth, and adjacent to the M90 motorway.

Bridge of Earn is a desirable residential location, nestling between Moncreiffe Hill to the North and Ochil Hills to the south with the River Earn to the north defining the settlement boundary.

The village's resident population we estimate to be approximately 3,000, and a range of all essential facilities, including essential shopping are located at the heart of the village. The City of Perth, a short distance to the north provides a greater range of facilities and amenities including a wide array of leisure and recreational and cultural activities.

The approximately location is shown by the OS Plan extract below.

DESCRIPTION

The subjects comprise the former Moncreiffe Care Home, which recently ceased trading.

The site extends in total to 1.87 Acres (0.757 Hectares) with extensive and full frontage to the A912, the main thoroughfare running through the village. The site flat in its nature with well defined boundaries. Attractive and mature gardens are situated to the front of the site.

OPPORTUNITY

The site has now been cleared. The site offers undoubted redevelopment potential, either commercial or residential. Interested parties should contact Perth & Kinross Council with any planning enquiries.

PLANNING

In accordance with Perth and Kinross Local Development Plan 2 (adopted November 2019), the subjects are located within the settlement boundary being shown as "White Land".

The historic Use has been Class 8 (Residential Institutions), until recently, trading since 1985 as a Residential Care Home.

TECHNICAL INFORMATION

The following information is available to prospective purchasers following registration of a Note of Interest;

- Topographical Survey
- Tree Survey

PRICE

Guide price of £1,000,000

All offers should be submitted to Graham + Sibbald with whom purchasers should register their interest if they wish to be informed of a closing date.

FURTHER INFORMATION AND VIEWING

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

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: Jan 2024