



Development Site - with Planning & Building Warrant

Millar Street, Crieff, PH7 3AH

For Sale

Approx 1/3 acre

Offers Over £180,000

SMART&CO.
surveyors & property consultants

01738 318 100

Architects' Computer Generations of the Completed Development

Rear View



Front View (from Millar Street)





Location

The historic droving town of Crieff in Strathearn is approximately 18 miles west along the A85 from Perth and 32 miles north of Stirling. With a resident population of approximately 6,000 Crieff has a long tradition of attracting tourists who use it as a central base for exploring Perthshire and the Highlands.

The site is situated just a short walk of all the amenities of the High Street in a peaceful and mainly residential area, close to Morrisons Academy.

With the increased popularity and acceptance of working from home, the popularity of the Strathearn area in Perthshire has never been stronger. The beautiful countryside, range of leisure activities and excellent connectivity (60 miles drive to Edinburgh or Glasgow and just 19 miles to Dunblane main-line railway station) offers the perfect combination for many home-hunters.

Description

The subjects comprise a cleared, brownfield site of approximately 1/3 acre with good frontage to the southern side of Millar Street. The site slopes gently downwards to the south - giving the upper part of the site good views over the town and beyond.

Planning & Building Warrant

Detailed planning permission (ref: [20/00333/FLL](#)) was granted in Aug 2020 and Building Warrant (ref: [22/00136/DOM1](#)) was granted in June 2022 for the erection of a detached, 2 1/2 storey building providing 6 flats with ancillary parking areas and bin stores. Interested parties should satisfy themselves on the terms of this planning consent and the building warrant.

We understand our client has paid the developer contributions associated with this consent.

Sale Terms

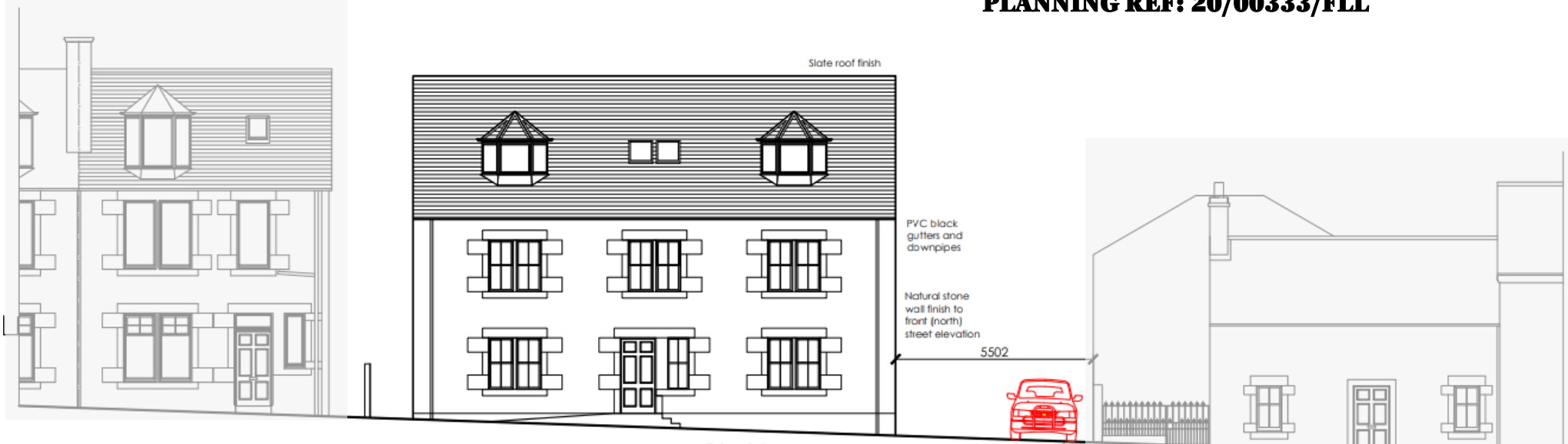
Our clients Heritable (Freehold) Interest in the property is available for sale. Offers should be addressed to the sole selling agents in the first instance.

Offers over £180,000 are invited.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

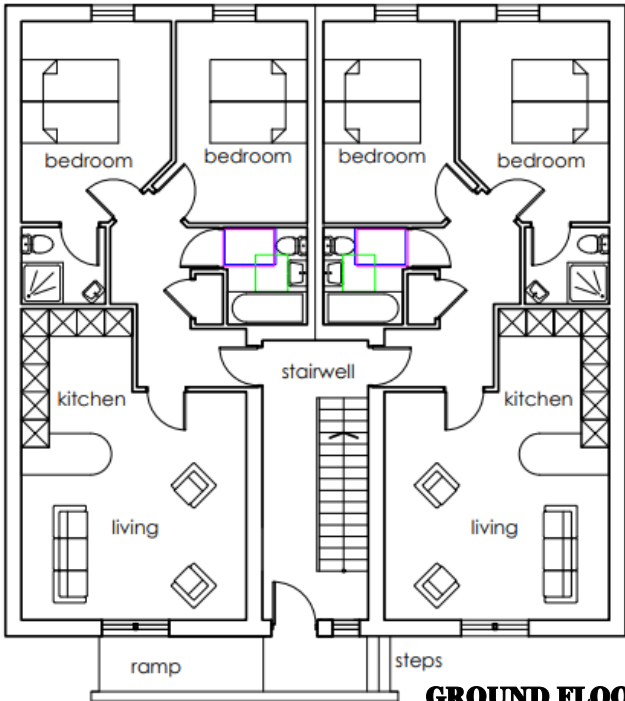
The purchaser will be responsible for LBTT and registration dues.



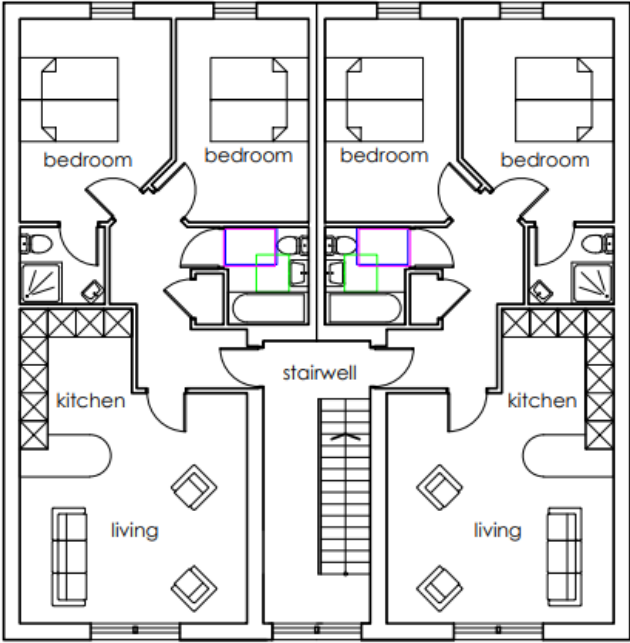
NORTH ELEVATION - MILLAR STREET

Timber windows and doors, painted grey

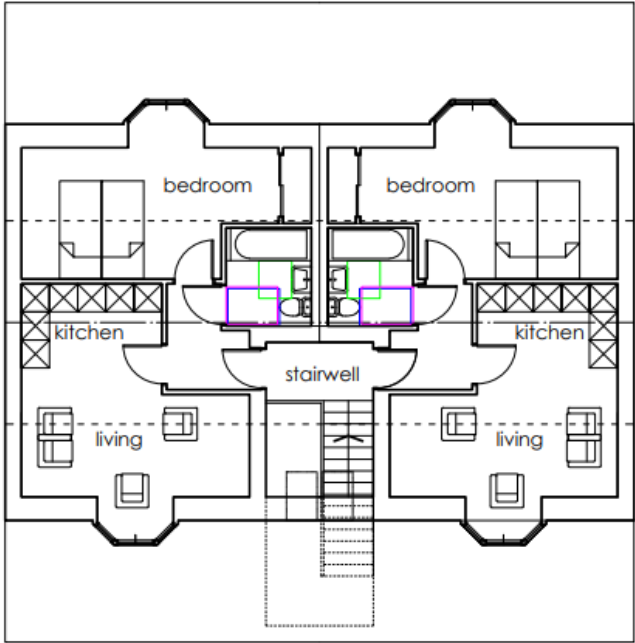
Right of way and access



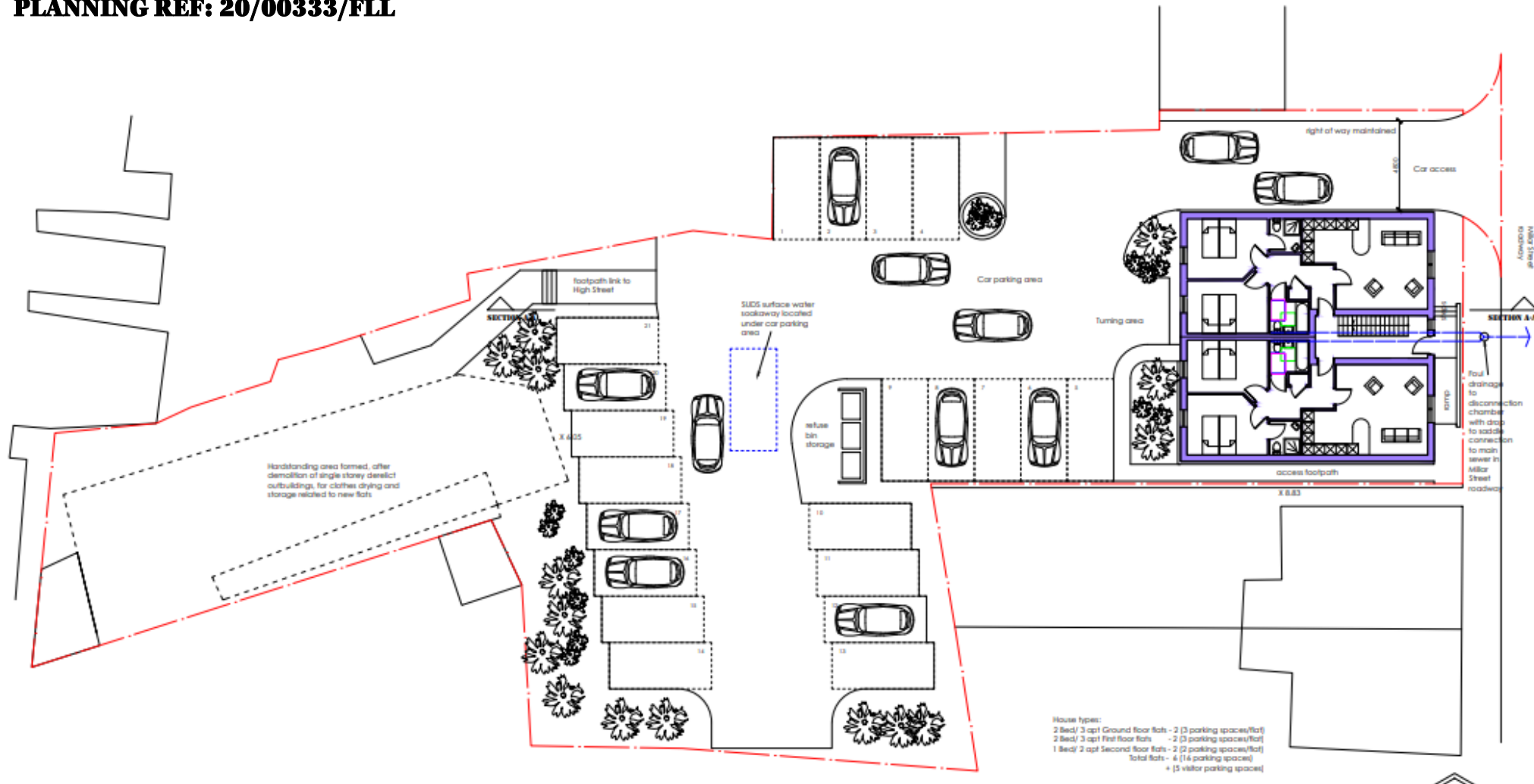
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Handstanding area formed after demolition of single storey derelict outbuilding, for clothes drying and storage related to new flats

SUGS surface water sodaway located under car parking area

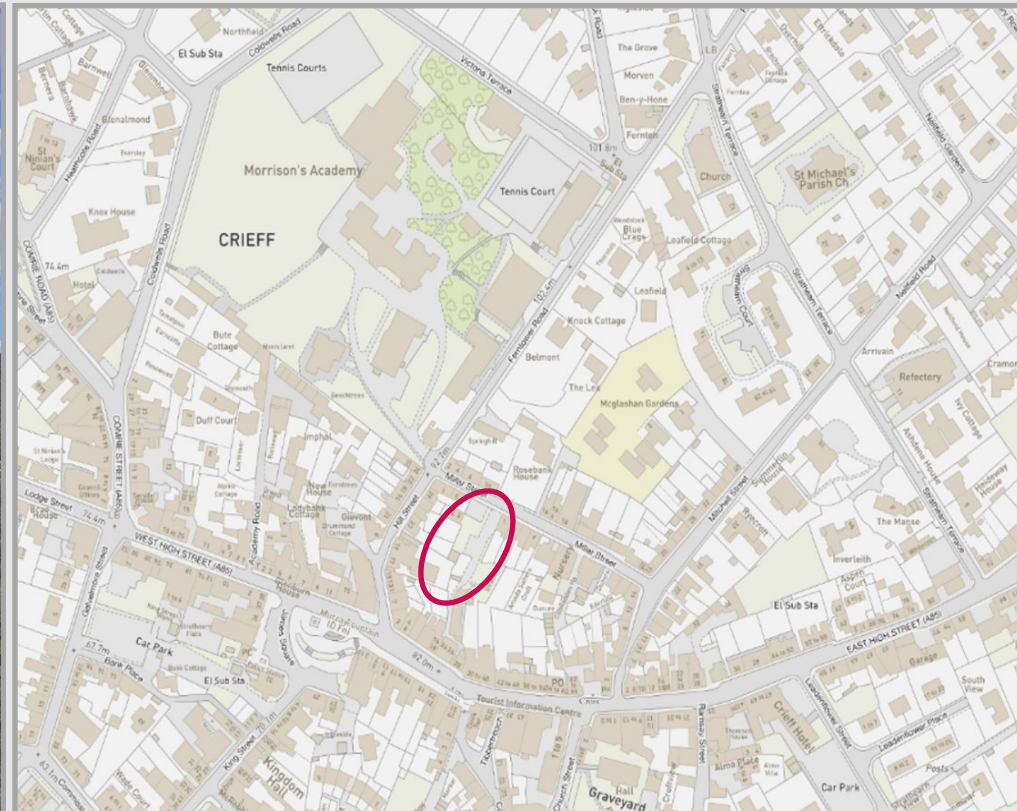
House types:
 2 Bed/ 3 apt Ground floor flats - 2 (3 parking spaces/flat)
 2 Bed/ 3 apt First floor flats - 2 (3 parking spaces/flat)
 1 Bed/ 2 apt Second floor flats - 2 (2 parking spaces/flat)
 Total flats - 4 (16 parking spaces)
 + 5 visitor parking spaces

SITE LAYOUT PLAN - GROUND FLOOR PLANS
1:100 SCALE

SITE AREA - 1511 M2



Light for Belmont, Five Bridge Watercourse, By Path	
Project No.	20/00333
Miller Street, Criff Flatted development	
Site layout - ground floor plans - parking layout	
Date	01.03.2020
Scale	1:100
Drawn by	7004/PJG



Directions

From James Square / High Street (A85), turn up Hill Street (opposite Boots, Semi-Chem etc).

Millar Street is on the left opposite the gated entrance to Morrisons Academy.

The site is situated on the right / south side of Millar Street opposite "Rosebank House" - approximately 35 metres along from Hill Street.

SAT NAV Post code is PH7 3AH

Further Information / Viewings

Interested parties should contact the sole letting agents:

Doug Smart

doug@smartandco.co.uk

Graeme Duncan

graeme@smartandco.co.uk



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