

PLOT 5
NOW SOLD



Bridgend Industrial Estate, Crieff, PH7 4HQ
Plots for Development of Business or Industrial Units

For Sale

Various Sizes Available
0.5 acres - 2.4 acres

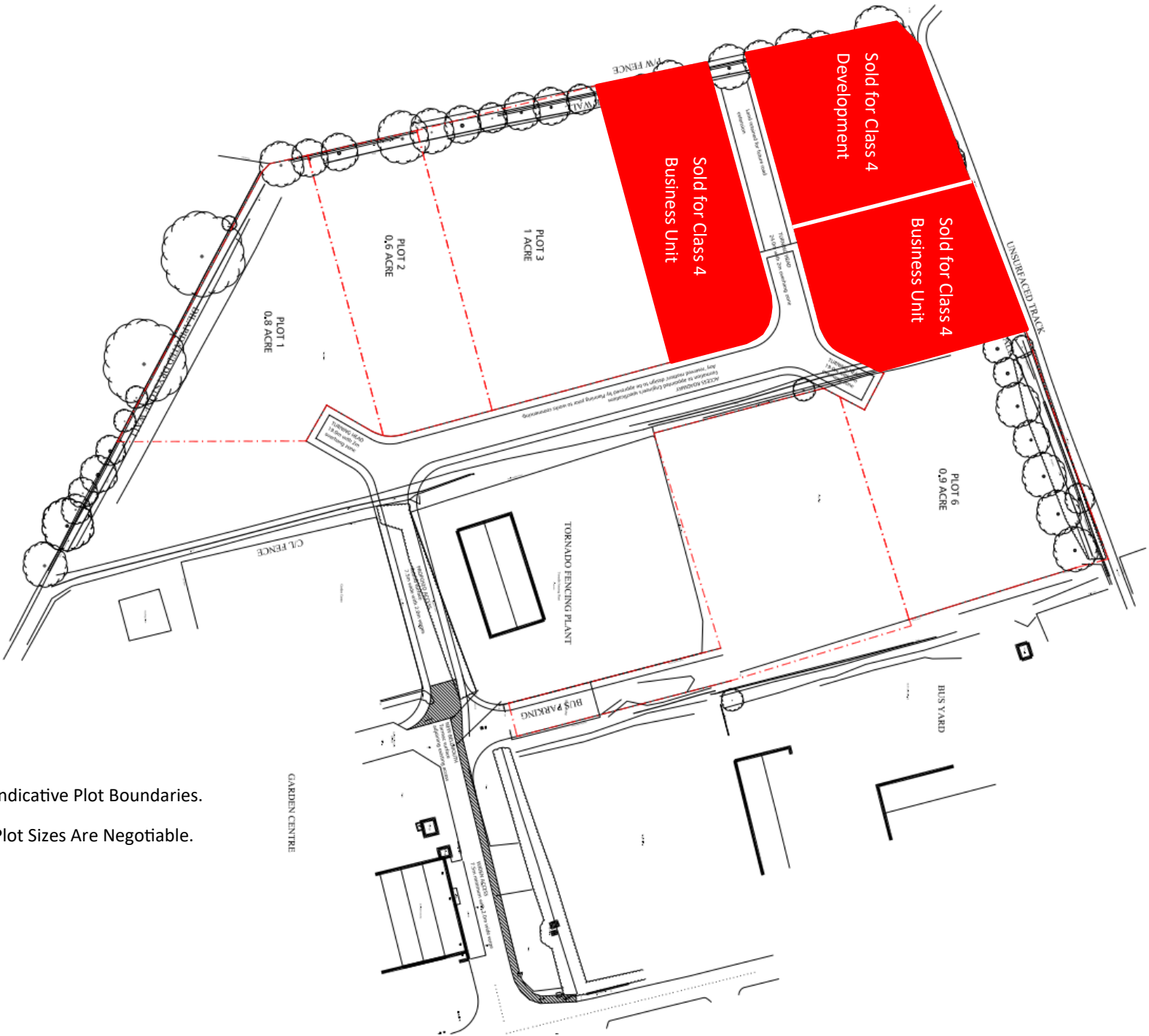
SMART&CO.
surveyors & property consultants

Bridgend, Crieff

- ✓ *Prominent Accessible Location*
- ✓ *Level, Serviced Sites*
- ✓ *Flexible Layout*
- ✓ *For Sale / May Let*
- ✓ *Plots from 0.5 acres to 2.4 acres*

Indicative Boundaries





Indicative Plot Boundaries.
 Plot Sizes Are Negotiable.

Site Plan
 Scale 1:500
 0 5 10 15 20 25 30 35 40 45 50
 Scale 1:1250



Situation

The pretty Perthshire market town of Crieff is ideally situated on the A85, only 18 miles west of Perth and about 9 miles north west of Auchterarder and the A9. The town's excellent location for road connectivity makes it a popular base to live and work.

The site is situated at the southern end of Crieff in the Bridgend area, with easy access from the A822 Muthill Road. This area of Crieff is well established with nearby occupiers such as: the Crieff Visitor Centre, Tornado Wire, Crieff Garden Centre and Labels on Glass.

Description

Comprising a broadly level area of ground, situated to the west and north of Tornado Wire, the subjects are capable of being split into development plots of negotiable size. Each plot will be accessed off the newly constructed road leading from Muthill Road and will benefit from services including, mains electricity, water supply and drainage.

Planning

We understand that permitted uses would include business uses falling within Use Classes 4, 5 & 6. Interested parties should satisfy themselves in this regard.

Sale Terms

Plots are available for sale (heritable / freehold). Plot areas from approx. 0.5 acres are negotiable. Unconditional offers are preferred, but bids which are dependent on planning will be considered on their merits. The quoting price is from £150,000 per acre (+ VAT)

Business Rates

The sites and any buildings to be built will require to be assessed for Business Rates upon completion.

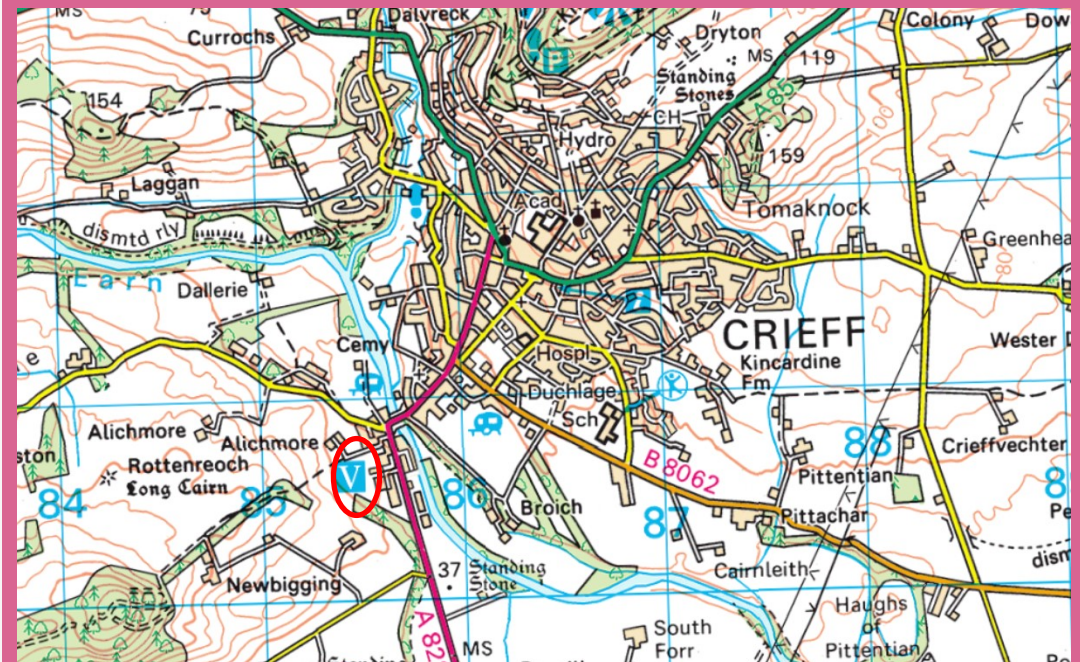
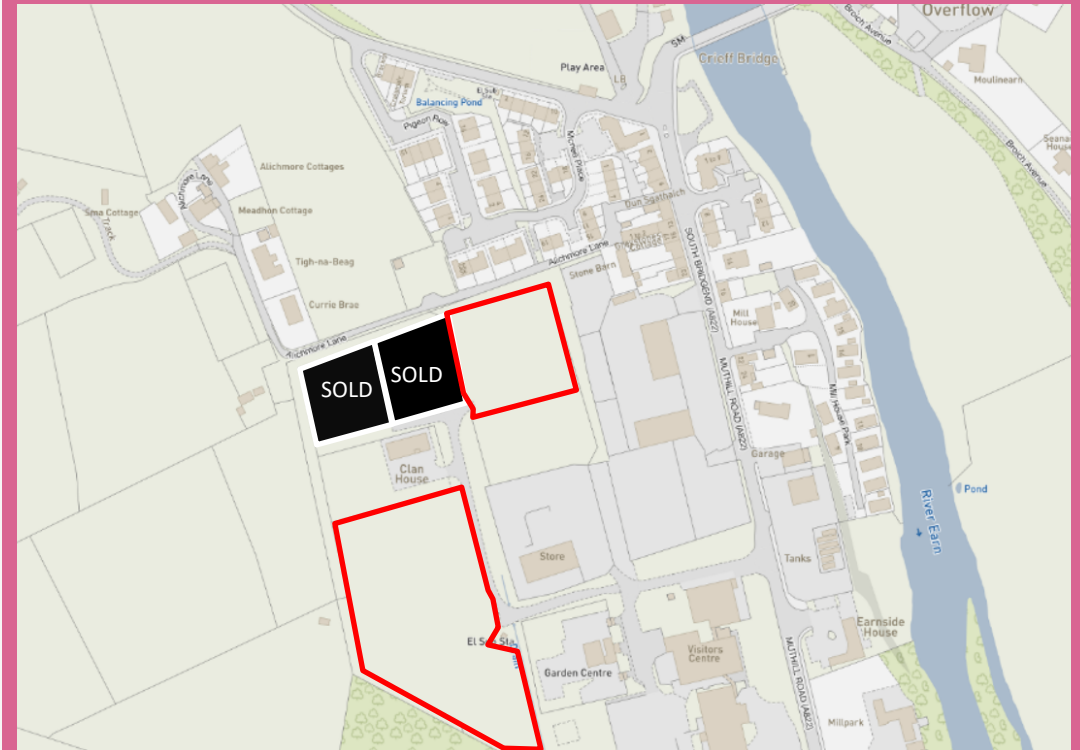
Legal Costs

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and registration dues.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart	Graeme Duncan.
07850 517 323	07954 815 365
doug@smartandco.co.uk	graeme@smartandco.co.uk



Specification : Serviced Land Suitable for Class 4, 5 or 6 Uses (subject to planning)

Sale Terms : Heritable (Freehold) Interest, From £150,000 / Acre

Size : Plot Sizes Are Negotiable From 0.5 Acres to 2.4 Acres in A Single Site

EPC : Not Required

Rateable Value : £TBC

Legals : Each Party to Pay Their Own Costs

Viewings by arrangement with the Sole Agents - doug@smartandco.co.uk / 07850 517 323

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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