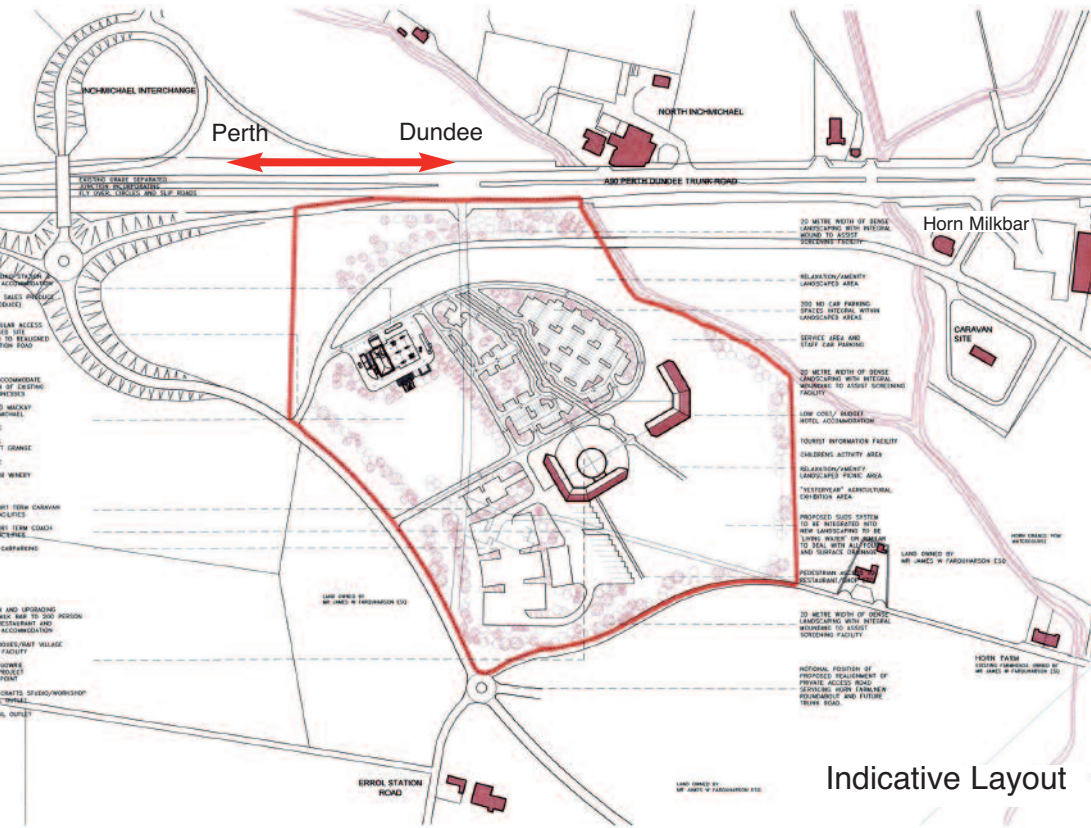


FOR SALE

DEVELOPMENT OPPORTUNITIES FOR ROADSIDE SERVICE FACILITIES

NEXT TO HORN MILKBAR AT INCHMICHAEL INTERCHANGE, DUNDEE – PERTH (A90)



- Outline planning consent in place
- Circa 32,000 vehicles passing daily
- Site extends to some 10 hectares (24.7 acres)
- Opportunities include:
 - Petrol Filling Station
 - Hotel
 - Tourist Information
 - Restaurant / Café
 - Children's Activity Area
- Notes of interest invited from developers and operators

LOCATION

The A90 is one of Scotland's principle trunk roads, linking Aberdeen and Dundee with the wider motorway network and the central belt.

The subjects are strategically located between Aberdeen 127 km (79 miles) to the north and Glasgow 112 km (69 miles) and Edinburgh 80 km (50 miles) to the south.

Inchmichael is located approximately equidistant between Dundee 23 km (14 miles) to the east and Perth 18 km (11 miles) to the west, within the Carse of Gowrie. Villages in the vicinity include Errol, Inchtute, St Madoes and Longforan.

With a particularly high level of daily commuter traffic between Perth and Dundee, average east and west daily vehicle flow is circa 32,000 (Transport Scotland 2010).

The subjects are situated immediately adjacent to, and will have access from, the Inchmichael grade separated junction.

DESCRIPTION

The subjects comprise a large, flat, greenfield site extending to approximately 10 hectares (24.7 acres) or thereby.

The site is owned in its entirety by our clients.



VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

J&E Shepherd
Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

Telephone: 01382 878005
Fax: 01382 878009

www.shepherd.co.uk



PLANNING

Outline planning permission was obtained in March 2010 for the development of roadside service facilities.

The consent includes an indicative layout illustrating a possible arrangement of uses on the site to include a petrol filling station, hotel, tourist information, children's activity area, local produce workshops, coffee shop & restaurant. Other uses may be considered.

Associated documents and plans can be viewed on the Perth and Kinross Council website, via the planning portal, by entering the application reference: 09/01277/IPM.

PROPOSALS

Proposals are invited from operators and developers with an interest in the foregoing and/or similar businesses.

VIEWING

Strictly by appointment with the sole selling agents:

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