



Artists Impression of Steadings after Conversion (Illustrative Only)



DUCHLAGE STEADINGS, BROICH ROAD, CRIEFF, PH7 3SD

Steadings for Office /
Commercial Conversion

FOR SALE / MAY LET

Coates & Co
Property Consultants and Chartered Surveyors
0131 225 8181
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SMART&CO.
surveyors & property consultants
01738 318 100



Property Highlights

- Largest town in Strathearn area
- Immediately Adjacent to New Aldi Supermarket
- Excellent Frontage to Car Park
- Close to established commercial uses & Schools
- May suit Various Uses
- Available as a whole or in lots

Situation

With a resident population of 7,853, Crieff is the largest town in the Strathearn area (population 11,100). Situated only 16 miles west of Perth, Crieff is very well located for easy access to the wider area via the A85 and the nearby A9 (10 miles).

The premises are situated on the southern edge of the town in an area which has seen significant development over recent years. The new primary and secondary schools with the Strathearn Campus recreation centre including sports pitches, squash courts and swimming pool are located on land slightly further along Broich Road. Around 300 new homes are planned for nearby land on the other side of Broich Road.

Planning

A new Aldi supermarket has been granted full planning approval on the land immediately east of the premises and the land to the west is the subject of plans for further retail development including a new petrol filling station.

The premises have been retained for potential conversion. Uses such as offices, studios, creche may be appropriate, however interested parties should satisfy themselves as regards intended uses for the premises.

Description

The premises currently comprise traditional agricultural steadings of rubble-stone construction with a mix of slate and profile sheeting roofs. The steadings are arranged in a U-Shape, providing excellent frontage and visibility to the adjacent site which will shortly be developed as a new Aldi Supermarket and Car-Park.

Terms

Offers to purchase are invited from restoring purchasers. The steading is available as a whole in its current condition.

Offers which are conditional upon planning and listed building consent will be considered.

Alternatively, our clients may consider entering into leasehold contracts with interested parties.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser or ingoing tenant will responsible for LBTT and registration dues.

Enquiries & Further Information

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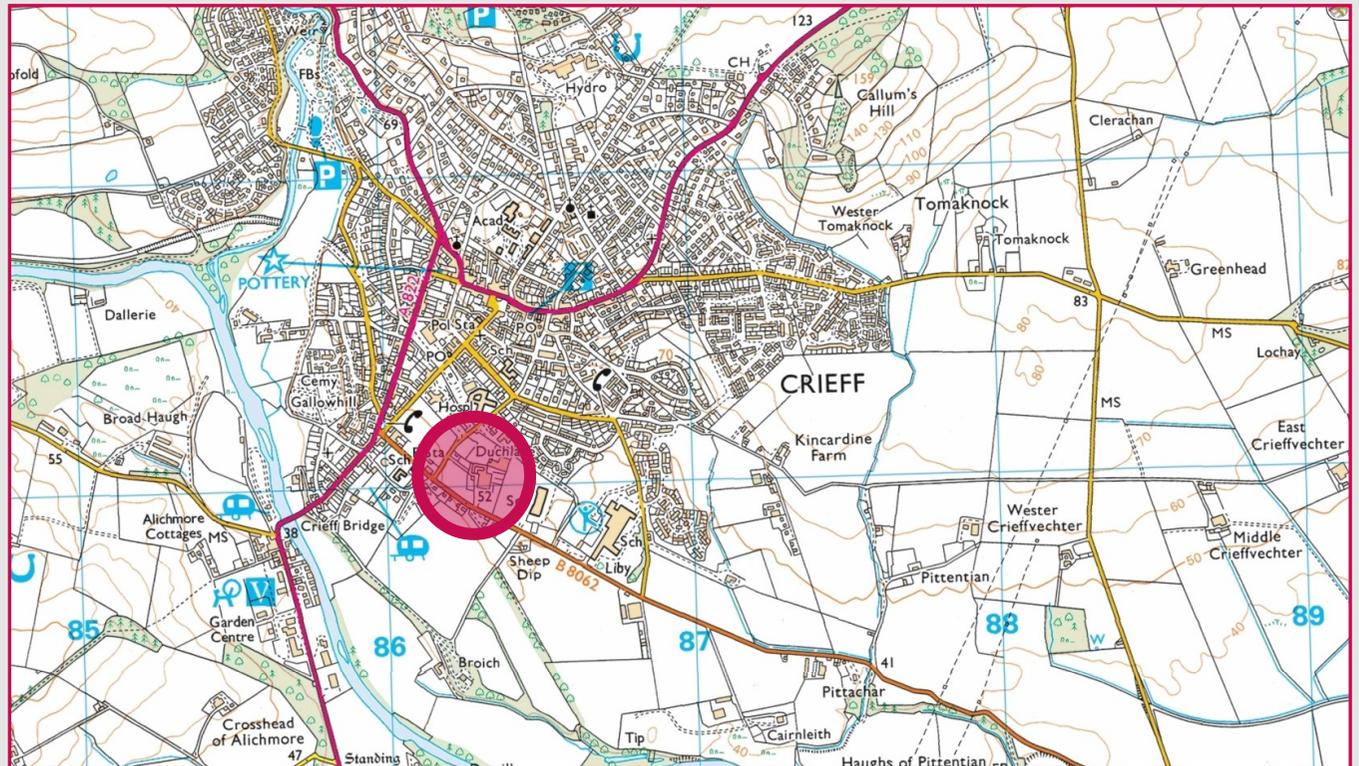
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