

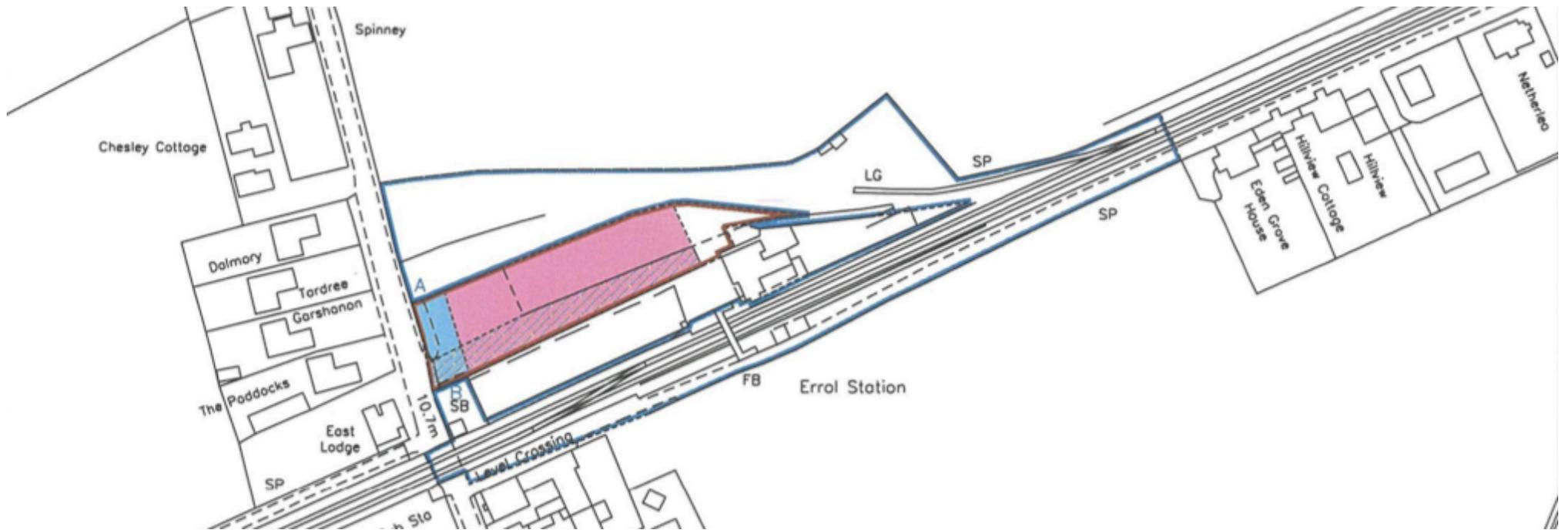
FOR SALE



OLD STATION PLOTS, ERROL STATION, PERTSHIRE (PH2 7SN)

Planning permission for 3 houses

0.58 ACRES



OLD STATION PLOTS, ERROL STATION, PERTSHIRE, PH2 7SN

- ✓ Full planning permission
- ✓ Potential to vary planning
- ✓ Attractive semi-rural location
- ✓ Village amenities nearby
- ✓ Would suit developer or self-builder

LOCATION

The pretty Perthshire village of Errol offers a tranquil setting but has a vibrant local community. Facilities such as post office, bank, pharmacy, restaurant, grocery store are all present on the High Street and the village boasts a modern primary school.

Errol is ideally located approximately half-way between Perth and Dundee where the full range of shopping and amenities are to be found.

The site is situated adjacent to the level crossing around 2 km from the Inchmichael Interchange on the A90 and 2km from village of Errol itself.

DESCRIPTION

The site comprises the former railway siding and is flat and rectangular shaped, situated to the northern side of the Dundee to Perth railway line adjacent to the level crossing.

PLANNING

Planning permission (ref: 13/00562/FLL) was granted for the erection of 3 new homes, comprising 2 beds, dining room, kitchen, lounge, family bathroom, utility room and shower-room

It may be possible to vary the proposed development through consultation with the Planning Authority. Our clients may be willing to enter into a conditional missive subject to revised planning permission being granted.

www.smartandco.co.uk

SERVICES

We understand that mains water and electricity are available to the site boundary. Drainage will be by means of a private system to be installed by the purchaser.

COSTS

Each party will be responsible for their own costs in relation to the transaction, with the Purchaser being responsible for any VAT, LBTT or registration dues.

OFFERS

Best offers are sought for the heritable (Freehold) interest in the site(s).

Although unconditional offers would be preferred, our clients may be willing to consider offers which are conditional on a revised planning permission.

Interested parties should note their interest in writing to the sole selling agents to ensure that they are informed of any closing date that may be set. The seller is not obliged to accept the highest or, indeed, any offer.

PROPOSED HOUSETYPE

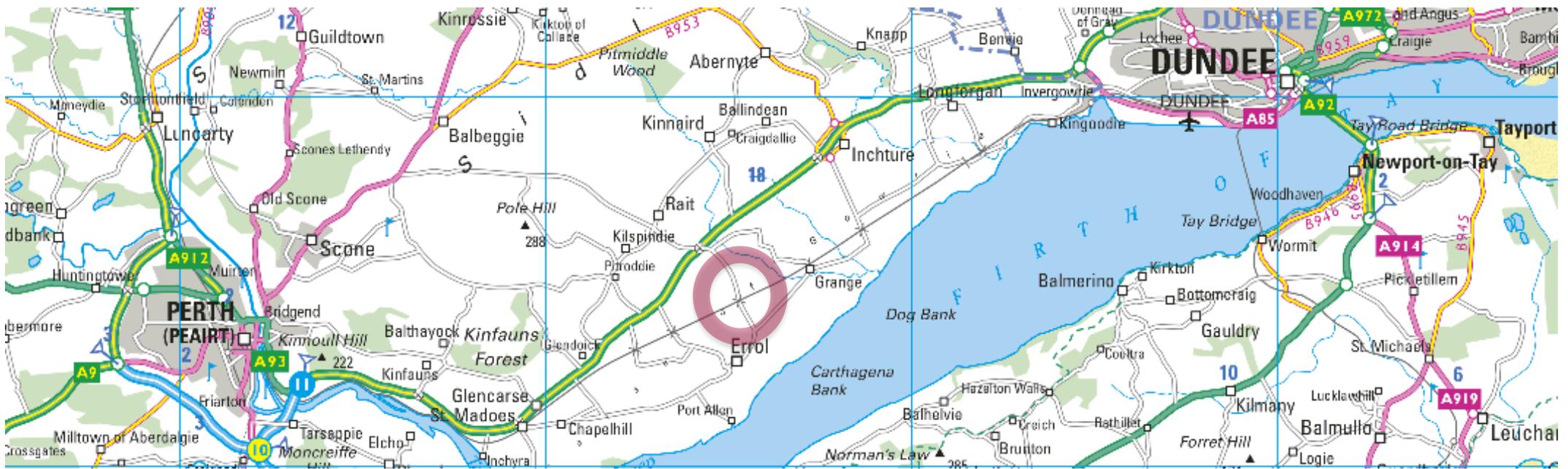
Schedule of Finishes :
 Roof - Natural Slate.
 Walls - White Coloured Wet Dash Roughcast.
 Horizontal Shiplap Timber Lining.
 Doors & Windows - White High Performance Timber Casement.
 Rainwater Goods - Black Coloured uPVC.

James Denholm Partnership
 ARCHITECTS
 11 Green Street, Perth, Perthshire, PH1 2JL
 01793 422222
 www.jamesdenholm.com

D A Kennedy (Developments) Ltd
 Proposed Housing Development
 3 Houses at Errol Station
 Errol, Perthshire

House Type C
 Proposals

| | | | |
|-------|--------------|-------------|----------|
| Scale | 1:50 & 1:100 | Drawn | BCJ |
| Date | 01/02/13 | Checked | Planning |
| Sheet | 354 | Project No. | 047 |



VIEWING & FURTHER INFORMATION

The site can be viewed at any time, however neither the Vendors nor Smart & Co accept any liability for any damage or injury caused whilst on site. For any further information, please contact:

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doug@smartandco.co.uk

Graeme Duncan
07557 970 595
Graeme.duncan@bidwells.co.uk



Messrs Smart & Co and Bidwells for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Smart & Co has any authority to make or give any representation or warranty whatever in relation to this property. October 2015