

# EASTER JORDANSTONE FARM, ALYTH, PH11 8LZ

RESIDENTIAL DEVELOPMENT LAND



- Peaceful rural setting.
- Detailed Planning consent for four houses.
- Commuting distance to Perth and Dundee.

**CKD Galbraith**





## LOCATION

The subjects lie just a short distance from the A926 Blairgowrie to Kirriemuir road and approximately 3 miles south east of the village of Alyth which boasts a full range of local amenities and services including schools, shops, restaurants and hotels. Dundee (18 miles) and Perth (23 miles) provide a more substantial range of services including local and national retailers, professional services and primary and secondary schooling.

## DESCRIPTION

The subjects comprise of four house plots extending to approximately:

Plot 1: 0.24 acres (980 sqm)

Plot 2: 0.25 acres (1,010 sqm)

Plot 3: 0.23 acres (950 sqm)

Plot 4: 0.21 acres (886 sqm)

The subjects form a generally flat area of land adjacent to a former railway cutting. Prior to developing the site, the cutting will require to be filled in and provides an excellent opportunity to a potential developer for disposing of excess material from another site. The subjects would be accessed directly from the privately owned farm access from the minor public road which leads from the A926.

## PLANNING

Detailed planning permission for the erection of a four dwelling houses was granted on the site by Perth and Kinross Council on 6 December 2011. Details of the planning permission are available on the Perth and Kinross planning portal website under the reference 11/01599/FLL.

A copy of the planning consent and associated plans are available on request from the selling agents.

## SERVICES

Water and electricity are available adjacent to the site. Drainage will be by means of a private system within each plot.

## PRICE

Our clients seek offers in the region of £230,000 for their freehold interest in the subjects. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

## VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

## VIEWING

Parties can view the site unattended provided they notify the selling agents of their intention to view and have a copy of the particulars.

## DIRECTIONS

From Perth take the A94 north for about 12 miles, upon reaching Coupar Angus continue on the A94 by taking the first exit at the first roundabout and the second exit at the next roundabout. After about 4.8 miles turn left onto the B954. Continue for about 2.5 miles and take the fourth exit at the roundabout onto the A926. After 1.3 miles turn right and follow the track down to Easter Jordanstone Farm, turn right and the site is located a short distance on the right.

Ref: N9/03/03

September 2013.

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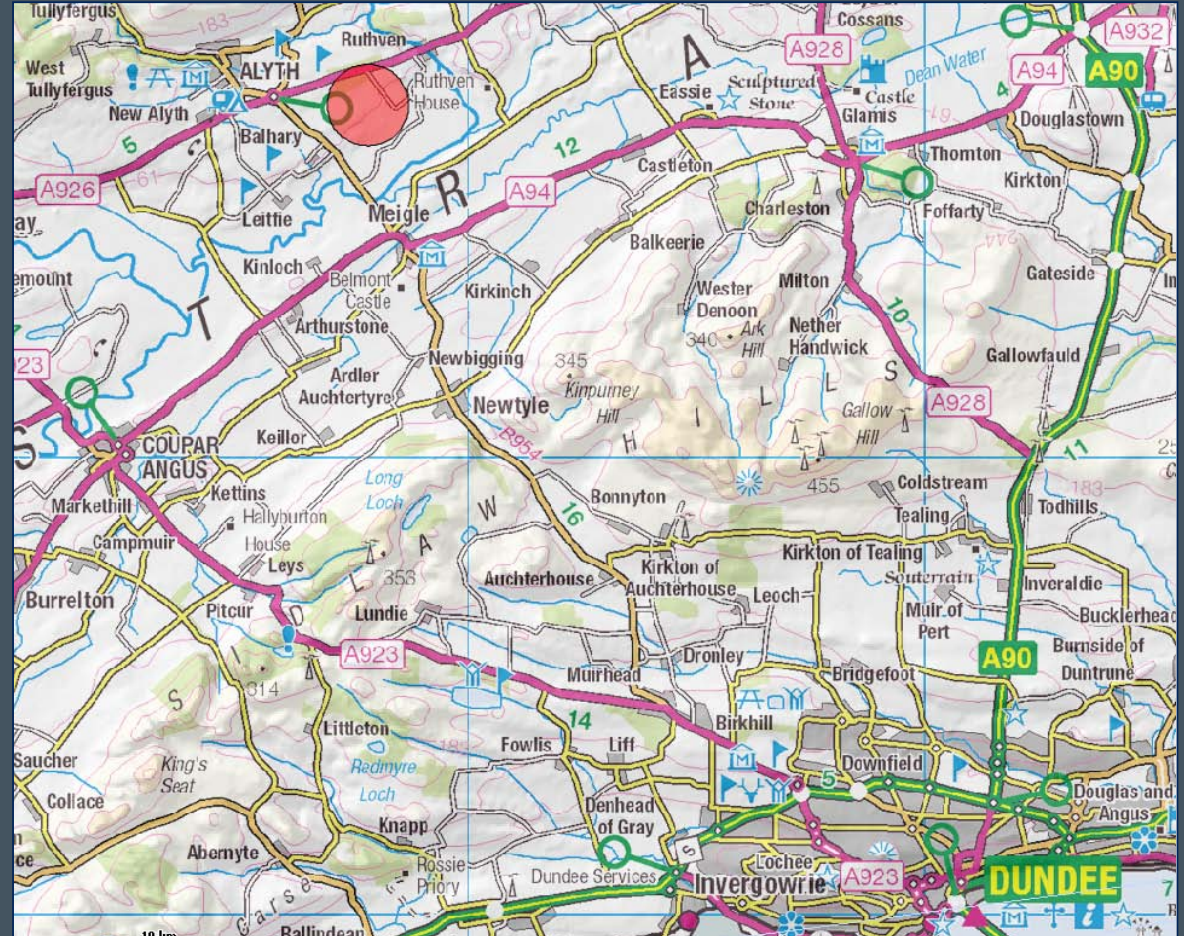
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