

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > PLANNING IN PRINCIPLE FOR 3 DWELLINGS EACH WITH A SINGLE GARAGE/WORKSHOP
- > CENTRAL LOCATION IN POPULAR TOURIST TOWN OF ABERFELDY
- > OFFERS IN THE REGION OF £200,000

EXISTING CORRUGATED SHEET METAL SHED TO BE DEMOLISHED

FENCED HARDSTANDING FOR WHEELIE BINS

EXISTING ACCESS THROUGH CHURCHILL COURT RETAINED

EXISTING CORRUGATED SHEET METAL & HARLED SHED TO BE DEMOLISHED

EXISTING LEYLANDII TREES ON NEIGHBOURING PROPERTY WITH NEGLIGIBLE OVERHANG ONTO SITE



FOR SALE

CHURCHILL COURT, ABERFELDY, PH15 2AT

CONTACT: Jonathan Reid - j.reid@shepherd.co.uk - 07747 770171 - www.shepherd.co.uk



LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located at Churchill Court, just off Chapel Street within the centre of Aberfeldy.

DESCRIPTION

The site comprises a level surfaced and open area of ground that extends to approximately 0.16 hectares or thereby.

The site is presently accessed via the public car park to the west.

There are two single storey corrugated workshop buildings located within the western area of the site, on either side of the site entrance. The site is surrounded by dwellings to the north, south and east. To the west lies a commercial business and the aforementioned public car park

PLANNING

Planning Permission in principle was granted on 31st October 2019 for the development of 3 bungalows each with an adjacent single garage/workshop and open parking.

Further information is available from the selling agents or via Perth & Kinross Council Planning Portal – Application Number 19/01481/IPL.

TERMS

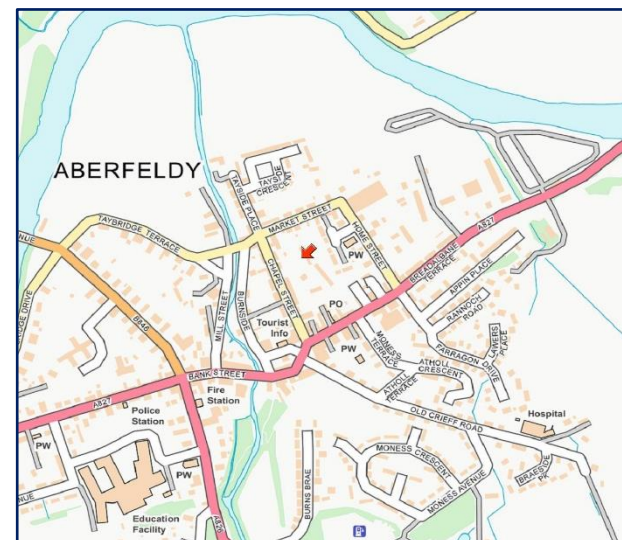
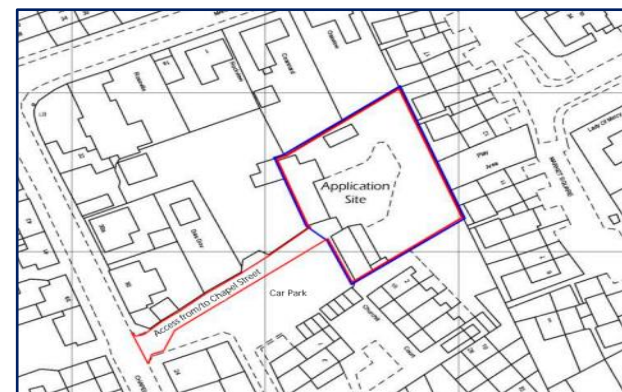
Our client is seeking offers in the region of £200,000 for their heritable interest with the benefit of the planning consent.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.



For further information or viewing arrangements please contact the sole agents:

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