

ONLINE AUCTION

- > AUCTION DATE – 18TH FEBRUARY 2025 – 2:30PM
- > GUIDE PRICE - £250,000
- > RESIDENTIAL CONVERSION / DEVELOPMENT OPPORTUNITY
- > 0.64 ACRES (0.26 HECTARES)
- > 196 SQ.M (2,110 SQ.FT)

FOR SALE

STRATHCONA, SPOUTWELLS ROAD, SCONE, PH2 6RW

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01738 638188

LOCATION

Scone is located approximately 4 miles northeast of Perth and comprises a small but expanding commuter village with all usual amenities.

The subjects are situated within an established residential area of Scone where surrounding properties are of a similar age and type. Local amenities and facilities are available nearby.

DESCRIPTION

The subjects comprise a detached 1½ storey dwelling house with garage attached. The house was erected around the 1950’s and is constructed of cavity brick rendered externally. The roof is pitched and clad externally with natural slate with dormer projections. The windows are of timber casement double glazed design.

The site can be accessed from both Highfield Road, and Spoutwells Road. In addition to a substantial garden area, the property owns 9/32 of the adjoining field which is shared with other owners of adjoining properties.

Strathcona was abandoned around 2011 and in August 2024 the title was vested in Perth & Kinross Council following a compulsory purchase process.

The property offers the opportunity for either refurbishment or redevelopment of possibly two houses, subject to planning.

ACCOMMODATION	Gross SQ.M	Gross SQ.FT.
Ground Floor		
Utility Room, Kitchen, Hallway, W.C., Living Room, Dining Room, Sun Room and Bedroom		
First Floor		
Landing, Box Room, Bathroom and 4 Bedrooms (1 En Suite Shower Room))		
TOTAL	196	2,110

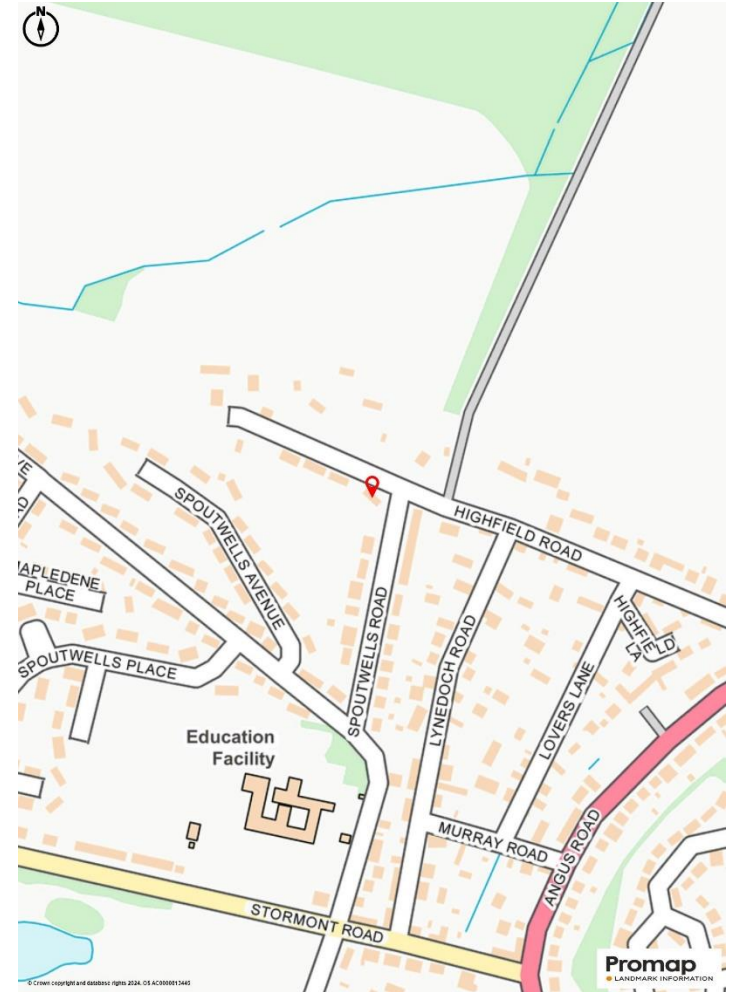




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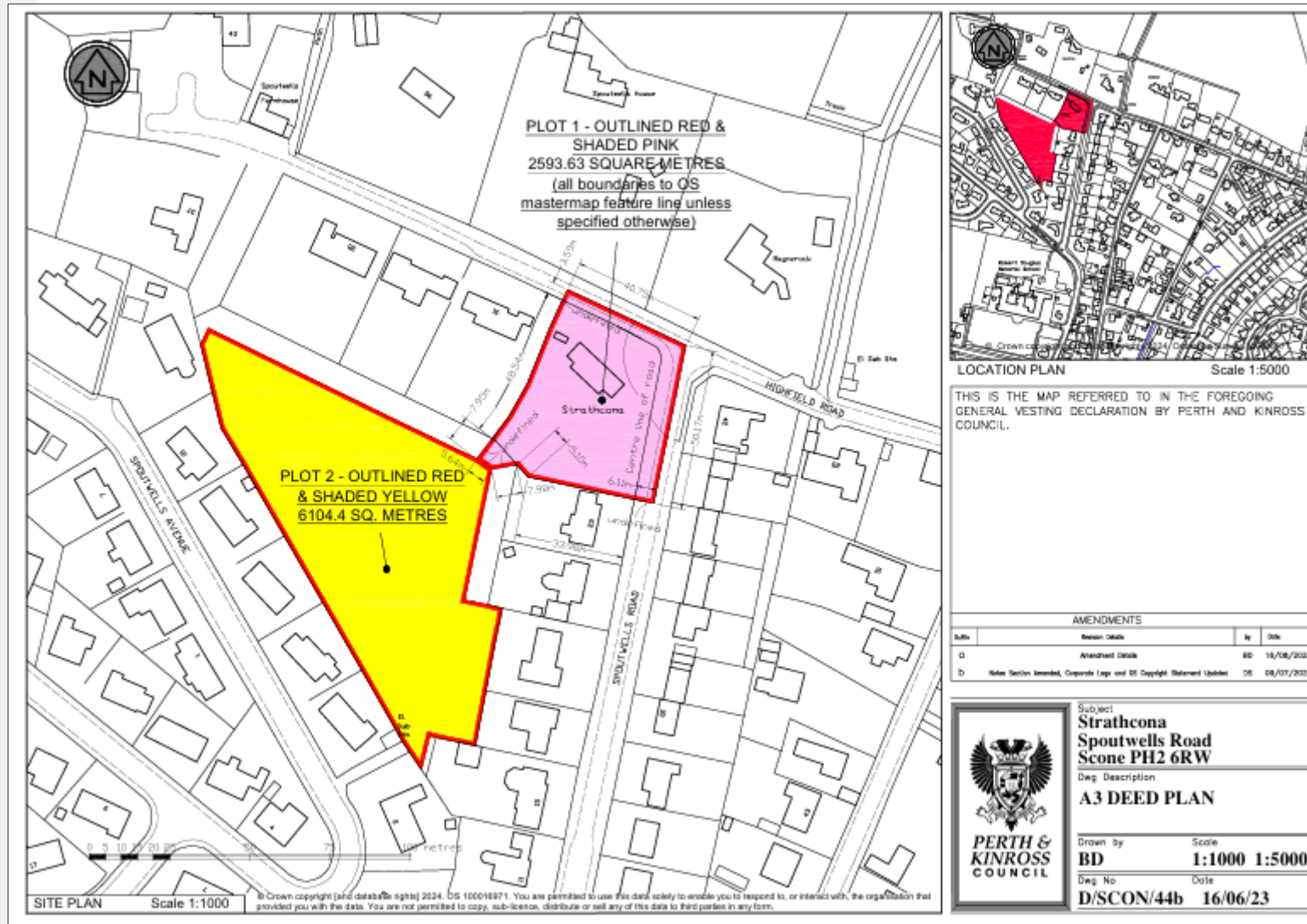
www.shepherd.co.uk/commercial-auctions

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AUCTION DATE

The auction will be held on 18TH February 2025 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 1.5% plus VAT subject to a minimum of £1,500 plus VAT.

LEGAL PACK

The legal packs are available to view online

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – 'F'.

VIEWING**ALL VIEWINGS STRICTLY BY APPOINTMENT ONLY****CONTACT DETAILS****Local Office Contact**

Jonathan Reid

2 Whitefriars Crescent

Perth , PH2 0PA

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j.reid@shepherd.co.uk



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA.
Jonathan Reid – 01738 638188 – j.reid@shepherd.co.uk

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