



Building Plot, Abernyte Road, Balbeggie, Perthshire PH2 6HH



Residential Building Plot

Area 510 m² approx.

Detailed Planning Consent

Building Warrant

Foundations already
constructed

Services Adjacent

Semi-rural Location

Price: Offers over £85,000

General Description

The site is situated towards the edge of the Perthshire village of Balbeggie. The village has a number of local amenities including the local primary school and is well situated for travelling to both Perth and Dundee. The plot extends to approximately 510 square metres. Detailed planning consent has been obtained for the erection of a one and a half storey detached house comprising four bedrooms, three public rooms, kitchen and garage. Building warrant has also been obtained. A copy of the planning consent and approved drawings can be made available. Excerpts are attached. The foundations have already been constructed in order to comply with the date requirements of the planning consent. The current building warrant has lapsed but the seller is applying for a new warrant which will be in place prior to the completion of any sale. The full consents and drawings will be passed to the successful purchaser.

It is understood that mains services are available on the adjacent roadway. Interested parties should however make their own enquiries in this regard.

Viewing: By arrangement with the selling agents.

Price: Offers over £85,000 are invited

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Note for Guidance These particulars have been carefully prepared to give a general overview of the property. Measurements are for guidance only and are not precise. If interested parties have any particular requirements or if any aspects of the property are of special significance we would advise you to discuss such matters with us prior to viewing. These particulars and any communications made by or on behalf of the sellers are not intended to nor shall they form part of any contract.

