



## **BUILDING PLOT, ABERNYTE ROAD, BALBEGGIE, PERTSHIRE PH2 6HH**

Residential Building Plot

Area 510 m<sup>2</sup> approx.

Detailed Planning Consent

Building Warrant

Services Adjacent

Semi-rural Location

**New Reduced Price**

Offers Over £70,000

**W + LB**

SOLICITORS  
ESTATE AGENTS  
NOTARIES



### 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 (reference 10/00557/FLL) has been obtained for the erection of a one and a half storey detached house comprising four bedrooms, three public rooms, kitchen and garage. It is understood that the local authority have deemed the development to have commenced.

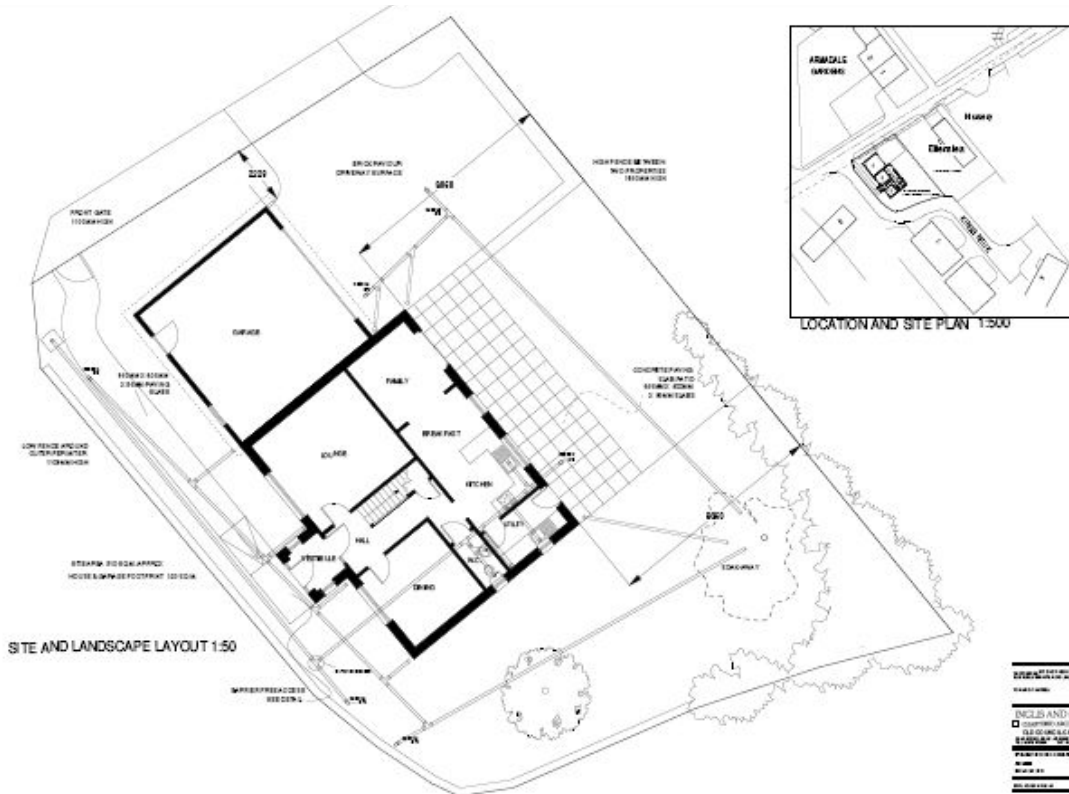
Building warrant has also been obtained reference 18/00322/DOM2.

Copies of the planning consent and approved drawings can be made available. The full consents and drawings will be passed to the successful purchaser.

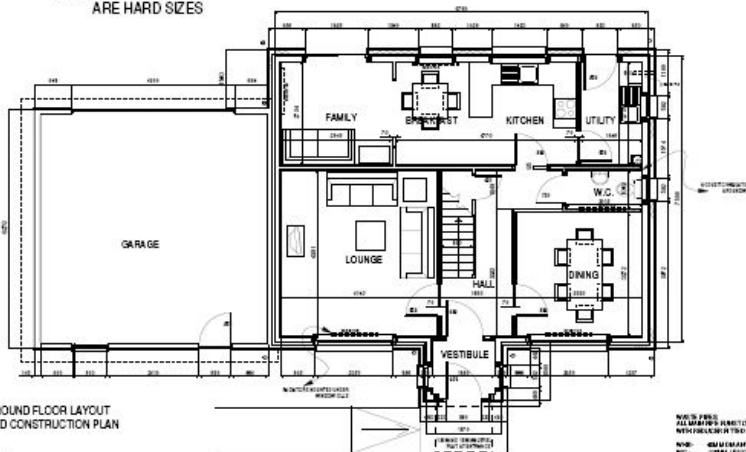
It is understood that mains services are available on the adjacent roadway. Interested parties should however make their own enquiries in this regard.

### Viewing:

This is a vacant plot so parties can attend the site without prior arrangement.



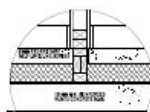
ALL MEASUREMENTS ARE HARD SIZES



DRAINAGE DETAILS scale 1:20



THE DWELLING MUST BE CONSTRUCTED TO LIMIT THERMAL BRIDGING AND MINIMIZE THE INFLUXION OF AIR IN ACCORDANCE WITH THE BRE REPORT, SPEC: THERMAL INSULATION AND ENGINEERING, SECOND EDITION, 1994

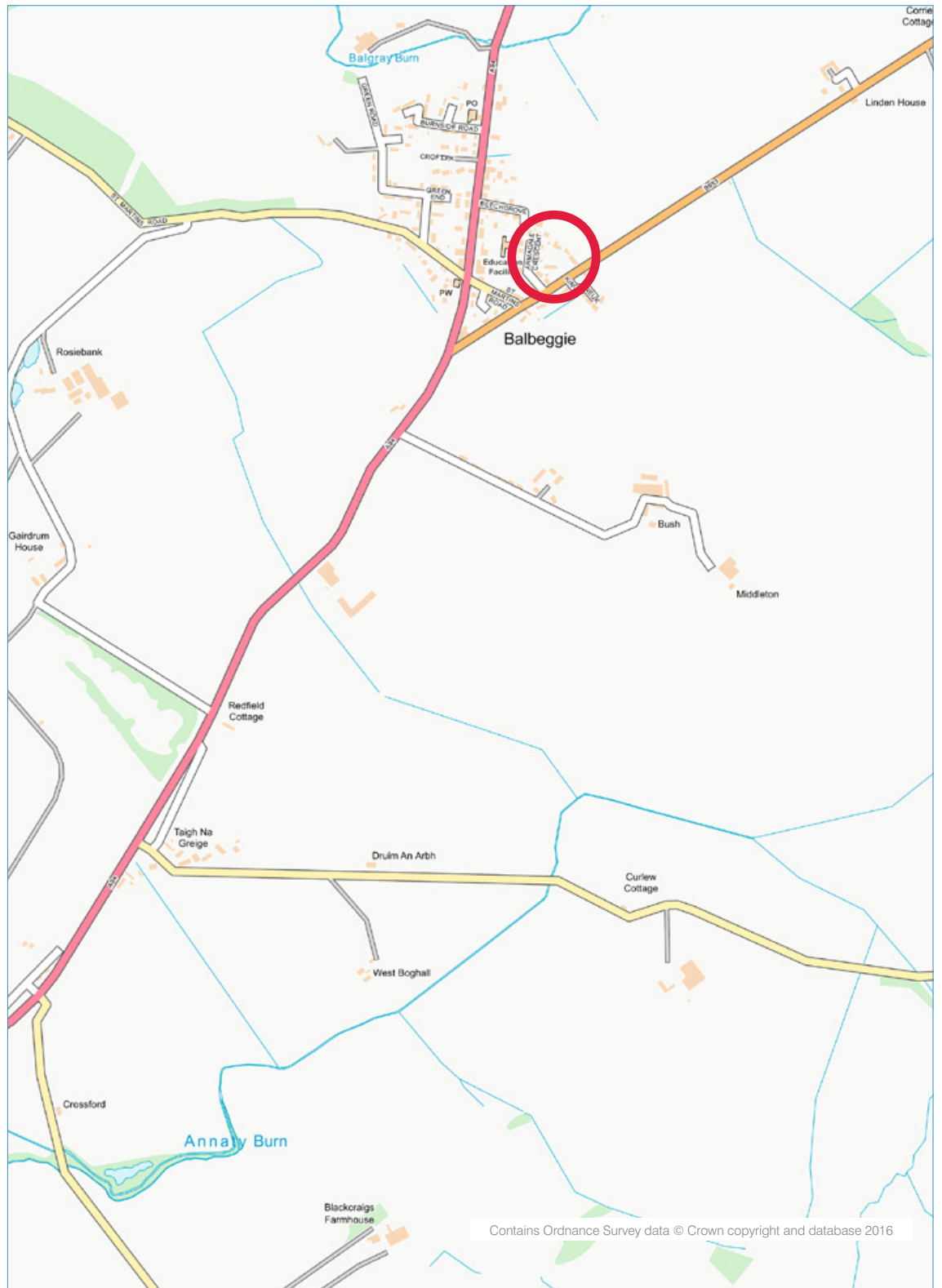


NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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**DRAWING NOTES**

- W: BRICKWORK
- WB: BRICKWORK WITH BLOCKS
- WU: CONCRETE
- WV: CONCRETE WITH BLOCKS
- WVU: CONCRETE WITH BLOCKS AND UNDERGROUND DRAINAGE

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



If you cannot contact us because it is outwith office hours the staff at Perthshire Solicitors Property Centre will be happy to arrange a view-ing for you. This can be done up to 9pm on weekdays, between 9am and 4pm on Saturday and 10am and 4pm on Sunday. Telephone 01738 635301.

Watson + Lyall Bowie, Solicitors, Notaries + Estate Agents  
 Union Bank Building, Coupar Angus, Perthshire PH13 9AJ  
 Telephone 01828 628395  
 e-mail [legalservices@wandlb.co.uk](mailto:legalservices@wandlb.co.uk)

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



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