

# Watson + Lyall Bowie



## RESIDENTIAL DEVELOPMENT SITE JESSIE STREET, BLAIRGOWRIE PH10 6BP

Offers in the region of £225,000 are invited

**W + LB**  
solicitors  
estate agents  
notaries

The property comprises former dairy premises situated close to Blairgowrie town centre. The site extends to 0.253 acres approximately and planning consent has been granted for the residential development of the site under reference 04/01109/FUL. When the consent was originally granted the site included the neighbouring site to the northwest. That section is not available for sale. Interested parties will accordingly require to make their own enquiries with Perth & Kinross Planning Department as to the nature and extent of the development. The local authority has accepted that the development has commenced for planning purposes and confirmation of this is attached. It is understood that mains service connections are available, however prospective purchasers will require to satisfy themselves in this regard.

**LOCATION**



Area of Ground 0.253 acres  
 Outlined Red: 0.102 hectares

Blairgowrie - March 2016

Metres

Drawing Ref: 30363/PH/V1/1

Delayed Office Opening for  
Employee Training  
This Office will be closed from 8.45 am -  
11.00 am on the 1<sup>st</sup> Thursday of each  
month commencing 6 February 2009.



Development Control  
Head of Planning, Roland Bean

Fuller House, 25 Kinross Street  
Perth PH1 5GD  
Tel 01738 475300 Fax 01738 475310

Contact Mark Williamson  
Direct Dial (01738) 475325  
E-mail: MWilliamson@perth.gov.uk

Our ref 04/01109/FUL

Your ref

Date 17 November 2010



Dear Sir,

**Town and Country Planning (Scotland) Act 1997  
Erection of 10 dwellings  
Implementation of Planning Consent 04/01109/FUL**

The above proposal for the erection of 10 dwellinghouses at Jessie Street was approved on the 29 September 2004. Condition 1 of the consent requires that:-

*"The development shall be begun within a period of five years from the date of this consent"*

In order to implement the consent in perpetuity or begin the development the applicant is required to carry out a specified or material operation. These operations include:-

- a) any work of construction in the course of erection of a building;
- b) any work of demolition of the building;
- c) the digging of a trench which is to contain the foundations, or part of the foundations of any building;
- d) the laying of any underground main pipe to the foundations or part of the foundations of a building, or to any such trench mentioned in para.(b);
- e) any operation in the course of laying out or constructing a road or part of a road;
- f) any change in the use of the land which constitutes material development.

The applicant has provided invoices from contractors dated the 16<sup>th</sup> August 2009 detailing that demolition of the existing buildings on the site had been started and that a trench had been dug out to contain foundations.

It is considered therefore that having carried out these material or specified operations within the 5 years from 29 September 2004 the planning consent 04/01109/FUL has been implemented in perpetuity.

I trust this is sufficient, however if you have any queries please contact myself directly.

Yours sincerely,

Mark Williamson  
Planning Officer

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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.