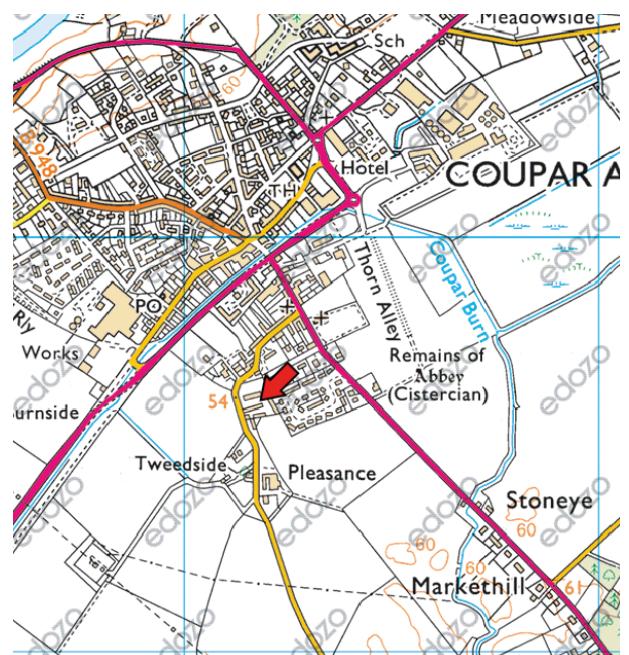




The Tannery, Land East Of Pleasance Road, Coupar Angus, PH13

- Planning consent for residential development
- Located within village boundary
- 0.6835 hectares/1.68 acres
- Offers invited



LOCATION

The town of Coupar Angus is located in North Perthshire lying approximately 13 miles North of the city of Perth. Dundee to the East, lies a similar distance, making Coupar Angus a popular commuter town.

Coupar Angus has a resident population of 2,500 people and benefits from all essential facilities and amenities including but not limited to shops, a bank, library and restaurant. The town has its own primary school and secondary schooling is found in the close by town of Blairgowrie.

More precisely, the subjects lie to the East of Pleasance Road and to the South of Precinct Street.

The approximate location is shown by the OS Plan.

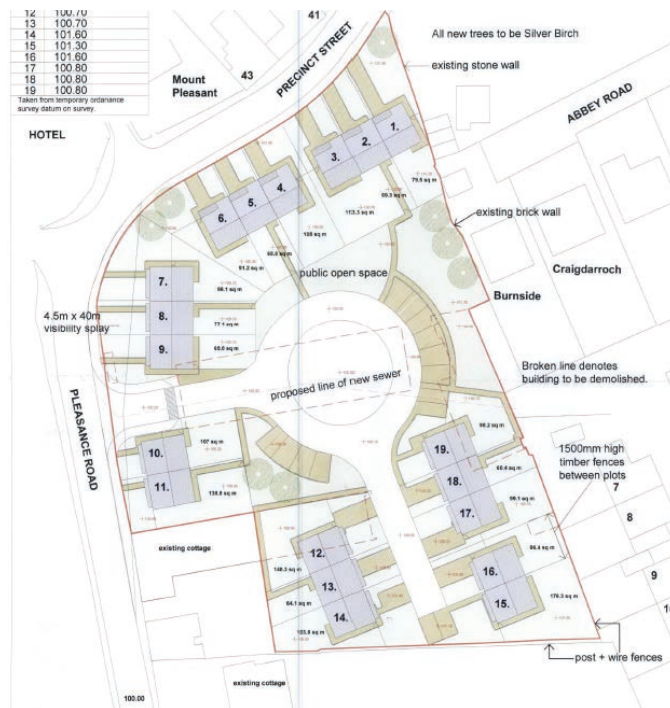
DESCRIPTION

The subjects comprise 0.6835 hectares/1.68 acres of development land. The subject site is reasonably regular in shape with well defined boundaries. On site at present is a large workshop/industrial building and therefore may suite on-going use.

TOWN PLANNING

The site currently benefits from an existing residential consent, this being granted in 2010—PLANNING REFERENCE 07/02696/FLL.

Within the Local Development Plan (Adopted November 2019) the site lies within the settlement boundary of Coupar Angus.



Interested parties are encouraged to make their own planning enquiries by contacting Perth and Kinross Council.

TERMS

We are inviting offers for our client's heritable interest.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

To arrange a viewing please contact:



Keith Scobbie

Partner

keith.scobbie@g-s.co.uk

01738 445 733



Garth Davison

Associate

garth.davison@g-s.co.uk

01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2020