

The Property Shop Blairgowrie

38 Allan Street, Blairgowrie PH10 6AD

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Superb development opportunity for a possible 5 houses on a site on the edge of Coupar Angus, beside the A923.

Details of the planning approval in principle may be viewed on the Perth and Kinross website under the reference: 20/00883/IPL

Development site	Fixed Price
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Beech Hill Road	£150,000
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Coupar Angus PH13 9AZ	
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The plot is located on the outskirts of the rural town of Coupar Angus, sitting on an elevated plot with superb views over the River Isla. Coupar Angus provides all local amenities and transport links to Dundee and Perth.

Planning permission has been granted in principle for a possible 5 houses, originally in 2014 and renewed in 2017. Details of the latest renewed consent can be accessed on the Perth and Kinross Council website: www.pkc.gov.uk/planning under the reference: 20/00883/IPL with approval granted on 15 December 2020.

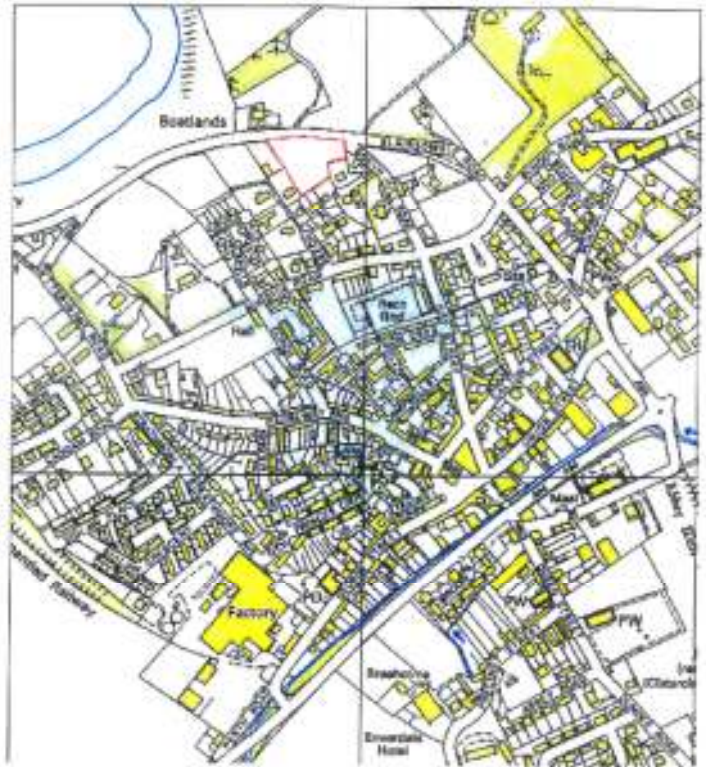
The site can easily be found on the A923 Blairgowrie to Coupar Angus road, on the right hand side as you come into the town.

Residential development at Beach Hill Road, Cooper Angus
Application for renewal of PP 14/08928/04



BLOCK PLAN
Scale 1 : 1250

Residential development at Beach Hill Road, Coopers Angus
Application for renewal of PP 14/08928/04



LOCATION PLAN
Scale 1 : 5000

Entry: By arrangement with the vendor
Viewing: By appointment through
The Property Shop, 38 Allan Street, Blairgowrie
Tel: 01250 874337
Email: property@robertson-black.co.uk

PRICE: Fixed Price £150,000
EPC: Not applicable
Ref: SJH

IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.
Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.
Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

A fixed price is an invitation to prospective purchasers to submit an offer at the price, it does not imply any undertaking on the part of a solicitor that the first such offer will be accepted. If the date of entry is material and whether offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition will be considered. Other matters material to the seller should also be clearly stated.

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