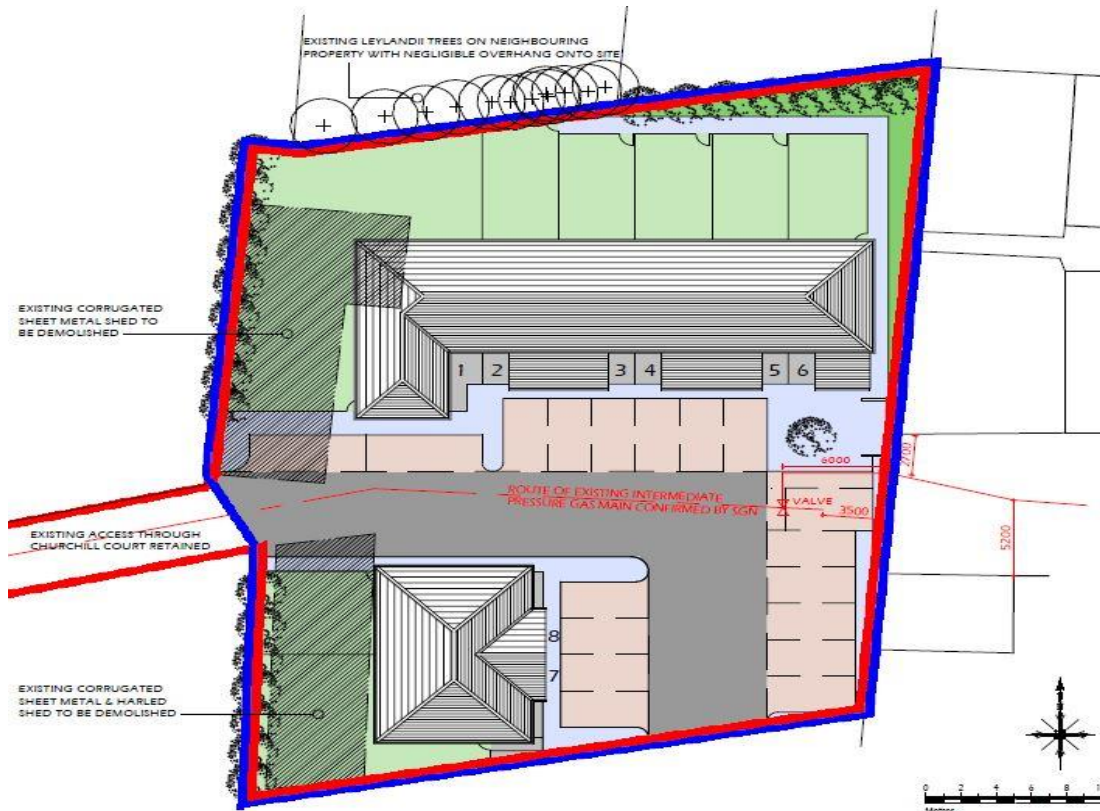


FOR SALE

Residential Development
Opportunity

Churchill Court, Aberfeldy, PH15 2AT



VIEWING & FURTHER INFORMATION:

Jonathan Reid

j.reid@shepherd.co.uk

T: 01738 638188

F: 01738 637542

www.shepherd.co.uk

- Planning consent in principle for the development of 8 houses.
- Offers in the region of £200,000.

LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located at Churchill Court, just off Chapel Street within the centre of Aberfeldy.

DESCRIPTION

The site comprises a level surfaced and open area of ground that extends to approximately 0.16 hectares or thereby.

The site is surrounded by dwellings to the north, south and east whilst a public car park lies to the west.

PLANNING

Planning Permission in principle was granted on 23rd October 2015 for the development of 8 houses, comprising a row of 6 terraced dwellings and a semi detached block.

Further information available from the selling agents or via Perth & Kinross Council Planning Portal – Application Number 15/01437/IPL.

TERMS

Our client is seeking offers in the region of £200,000 for their heritable interest with the benefit of the planning consent.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

VAT may be payable on the purchase.

VIEWING

For further information or viewing arrangements please contact the sole agents:

A 2 Whitefriars Crescent, Perth, PH2 0PA

T 01738 638188

F 01738 637542

E Jonathan Reid – j.reid@shepherd.co.uk

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