



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

17 High Street, Auchterarder,  
PH3 1DB

## RESIDENTIAL SITE

- FIXED PRICE £125,000
- 0.1 ACRES
- PRIME TOWN CENTRE POSITION
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- FULL PLANNING PERMISSION GRANTED FOR TWO FOUR BEDROOM HOUSES
- ALL LAND SURVEYS COMPLETED
- COUNCIL CONTRIBUTION PAID



## LOCATION

Auchterarder is a prosperous town located within Perth and Kinross District. The town has a resident population of approximately 4000 persons (Source: Perth and Kinross Council) and is located approximately 15 miles south west of Perth being accessed from the A9 with the world famous Gleneagles Golf Resort nearby.

The town provides typical medical, shopping, banking, and school facilities.

The subjects are centrally located within Auchterarder on the Northern side of the High Street occupying a prominent position in close proximity to Auchterarder High School.



## DESCRIPTION

The subjects comprise a residential plot with planning permission for two detached dwelling houses.

Each dwelling house has permission for the following;

Ground floor; Kitchen, utility room, dining room, study, w.c and living room.

First floor: Three double bedrooms one with an ensuite, one single bedroom and family bathroom.

The site benefits from being located in close proximity to the main arterial road through Auchterarder whilst being down a private lane allowing good access for commuters but allowing privacy away from the main road.

## SITE AREAS

We have estimated the site area to extend to approximately 0.1 of an acre.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth and Kinross Council Planning Department.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## PROPOSAL

A fixed price of £125,000 is sought for the Heritable (freehold) interest.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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