



FALCONER

PROPERTY CONSULTANTS

**PLOTS 7 & 8,
MAINDENPLAIN PLACE,
ABERUTHVEN
PH3 1EJ**

FOR SALE

- OFFERS OVER £235,000
- COMMERCIAL DEVELOPMENT OPPORTUNITY
- APPROXIMATELY 0.63 ACRES
- PROMINENT SITE
- EXCELLENT TRANSPORT LINKS



LOCATION

Aberuthven is a well-connected Perthshire village situated close to the A9, approximately 2.5 miles north-east of Auchterarder and around 10 miles south-west of Perth. Its accessible location provides convenient links to Perth, Stirling, Glasgow and the wider central Scotland road network, making it an attractive base for a range of commercial uses.

The village benefits from a growing local population, surrounding rural catchment and close proximity to Auchterarder, Gleneagles and established visitor routes through Perthshire. This combination of accessibility, local demand and passing trade supports opportunities for commercial occupiers seeking a prominent location within a semi-rural setting.

The subjects are located on the south eastern side of Maidenplain Place at its junction with the A9 dual carriageway.

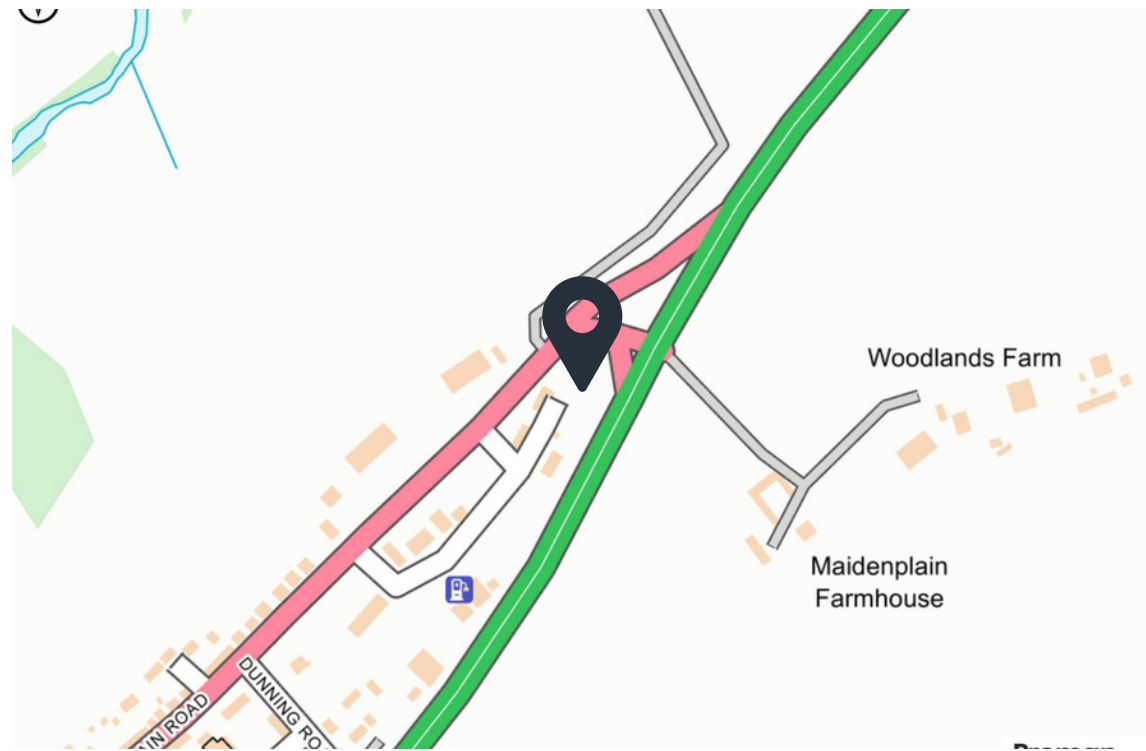
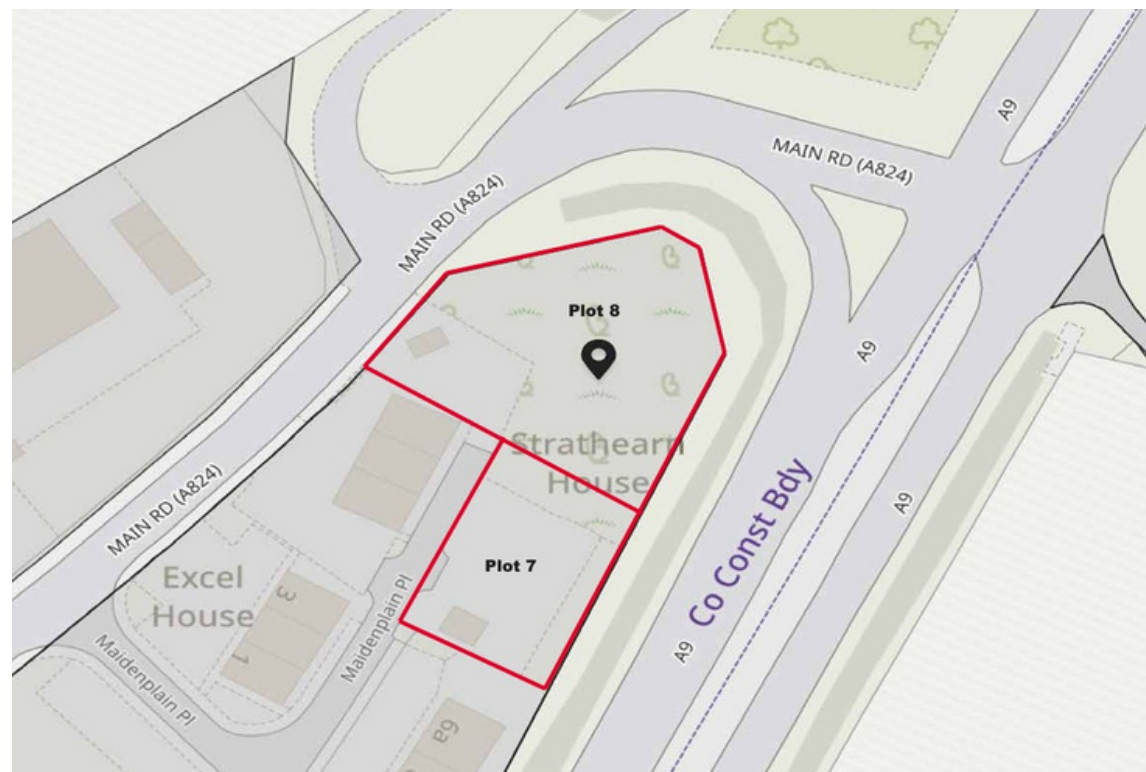
DESCRIPTION

The subjects comprise two adjoining commercial development sites.

We understand that the total site extends to approximately 0.63 acres. Plot 7 is approximately 0.23 acres and plot 8 is approximately 0.4 acres. Our clients preference is to sell both plots however may consider selling each plot individually.

PROPOSAL

Offers over £235,000 are invited for the heritable interest.



PLANNING

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

RATING

The property will require to be re-assessed.

EPC

N/A.

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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

N/A.





DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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