



Proposed
Petrol
Station



Primary School

Strathearn Campus
Recreation Centre

Proposed New
Housing

Proposed New
Housing

6 Ha / 15 Acres
(approx.)

Commercial / Industrial Land
Broich Road, Crieff, PH7

Land - FOR SALE
Design & Build Opportunities - TO LET



Property Highlights

- Largest town in Strathearn area
- Large, level, regular shaped site
- Good frontage with services nearby
- Close to established commercial uses
- Allocated for Class 4 and 6 uses
- Site available as a whole or in lots

Situation

With a resident population of 7,853, Crieff is the largest town in the Strathearn area (population 11,100) situated only 16 miles west of Perth. Crieff is very well located for easy access to the wider area via the A85 and the nearby A9 (10 miles).

The site is situated on the southern edge of the town in an area which has seen significant development over recent years. The new primary and secondary schools with the Strathearn Campus recreation centre including sports pitches, squash courts and swimming pool are located almost directly opposite the site.

A new Aldi supermarket has been granted full planning approval on a site nearby and land adjacent to this is the subject of plans for further retail development including a new petrol filling station.

Planning

The site is allocated in the PKC Strathearn Area Local Development Plan for development of business premises which comply with either Use Classes 4 or 6 (business or storage or distribution) Interested parties should satisfy themselves as regards intended uses for the site.

Description

The site, of approximately 15 acres, currently comprises agricultural land which is broadly level and of regular shape. The site fronts onto the southern side of Broich Road which provides access to the southern edge of the town.

The site is bound to the east by the access road leading to the local recycling centre, to the south by the recycling centre, and to the west by farmland and buildings which are presently in commercial use.

Terms

Offers to purchase are invited. The site is available as a whole or in smaller lots. Offers which are conditional upon planning consent will be considered.

Alternatively, our clients may consider entering into Design & Build contracts before either leasing or selling completed units to interested parties.

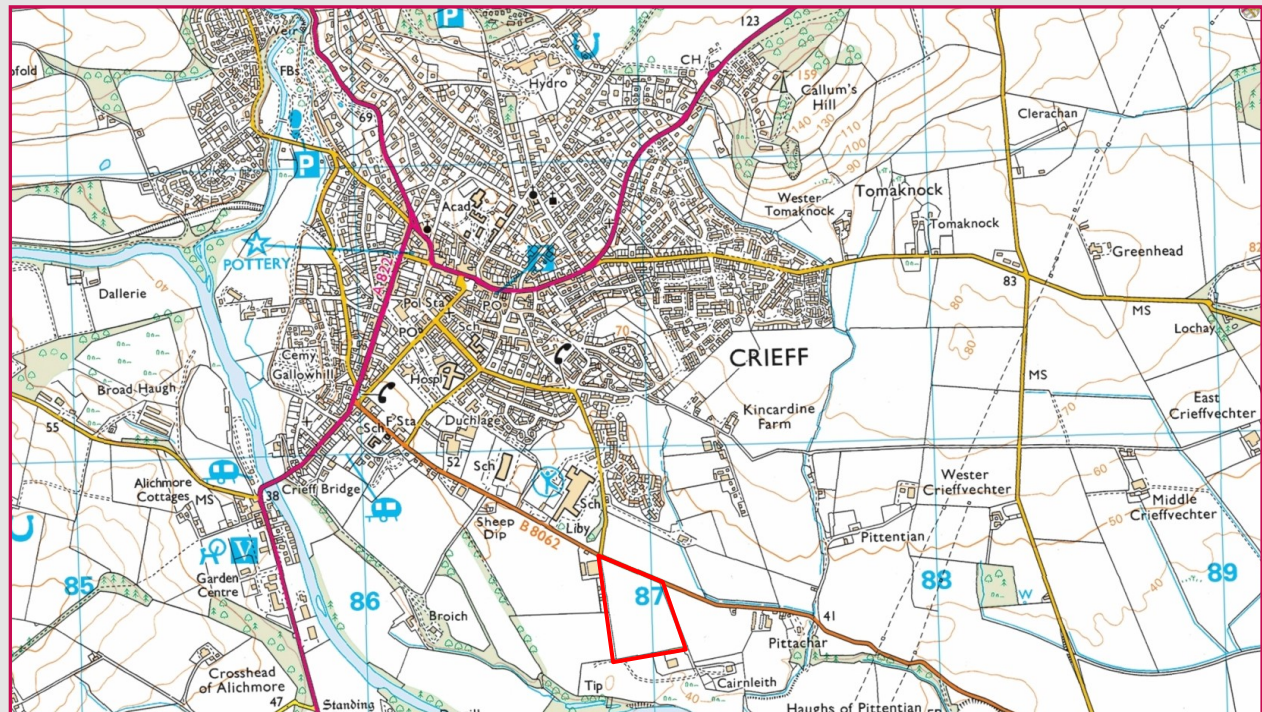
Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser or ingoing tenant will responsible for LBTT and registration dues.

Enquiries & Further Information

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Site viewed from East corner of Broich Road



Site viewed from Broich Road

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