

Kinross West

KINROSS

On Behalf of Perth & Kinross Council



Serviced Business Plots



FOR SALE

- **3 SERVICED PLOTS**
- **FROM CIRCA 1.09–3.0 ACRES (0.44 - 1.21 HECTARES)**
- **FURTHER SUB-DIVISION CONSIDERED**
- **EXCELLENT STRATEGIC LOCATION**



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LOCATION

Kinross West occupies an excellent strategic location on the edge of town and immediately adjacent to the M90 motorway and Junction 6.

The Development Plots are located on the west side of Kinross, bounded to the north and east by residential land and to the south and west by the recently completed Kinross Western Edge Link Road as indicated on the OS plan below.

Kinross West sits approximately 18 miles from Perth, 27 miles from Edinburgh and 35 miles from Dundee.

DESCRIPTION

There are 5 serviced Development Plots available extending in total to circa 6.9 acres (2.8 hectares). These are available as follows:

Plot 1 – 0.91 acres (0.36 hectares) - **UNDER OFFER**

Plot 2 – 0.67 acres (0.27 hectares) - **UNDER OFFER**

Plot 3 – 1.28 acres (0.52 hectares)

Plot 4 – 1.09 acres (0.44 hectares)

Plot 5 – 3 acres (1.21 hectares)

Further sub-division of the sites may be considered. Please contact the Sole Selling Agents for more information in this regard.

PLANNING

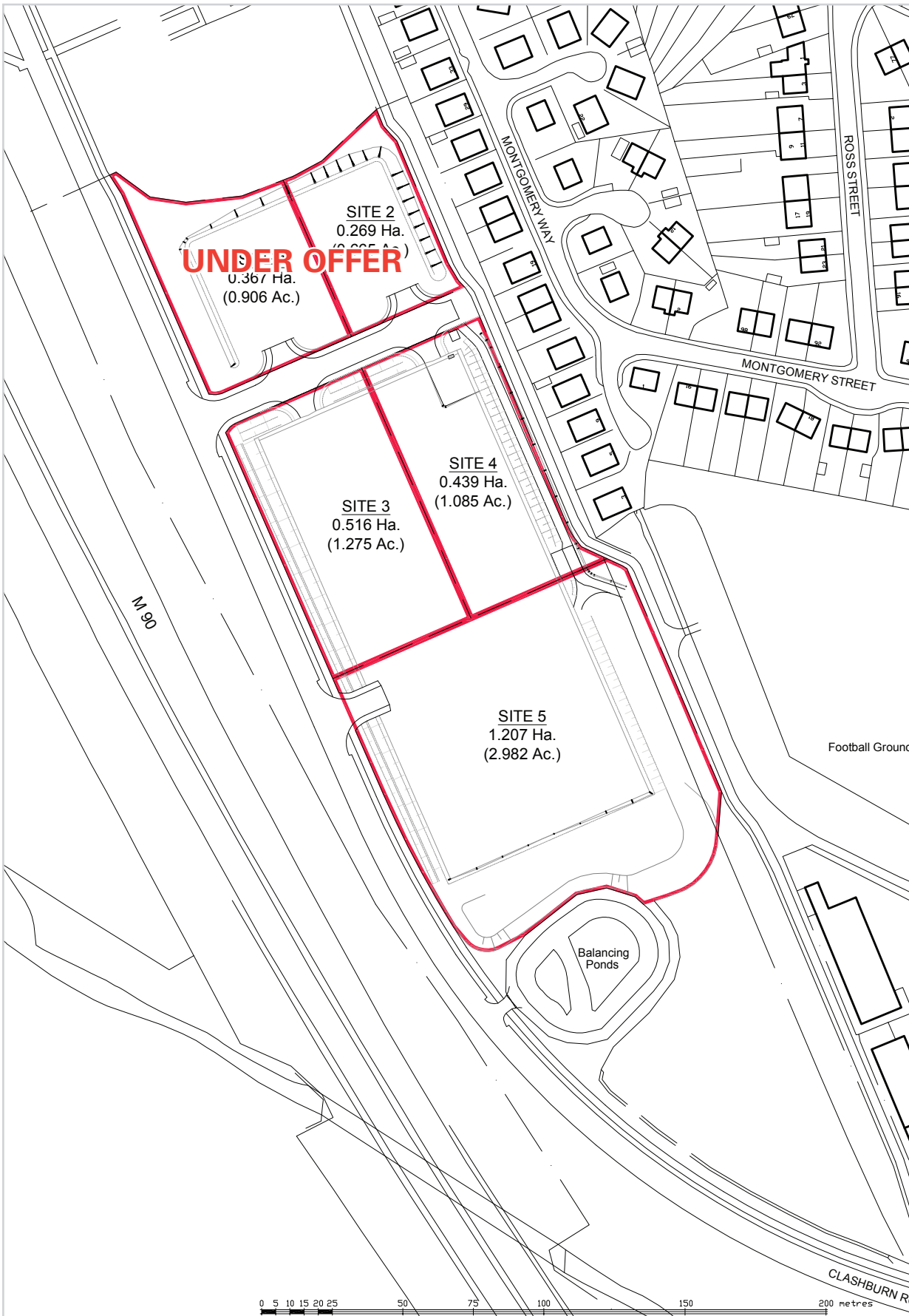
The land at Kinross West is allocated in the Perth and Kinross Local Development Plan for employment uses (Policy ED1A), site reference E.18.

For further information on Planning, interested parties are encouraged to make direct contact with the Development Management team at Perth and Kinross Council who can be contacted at:

Development Management,
The Environment Service, Perth and Kinross Council,
Pullar House, 35 Kinnoull Street, Perth PH1 5GD.
Customer Service Centre: 01738 475 300
Email: developmentmanagement@pkc.gov.uk



AVAILABLE



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DEVELOPMENT PROPOSALS

All formal offers for each Development Plot must be accompanied by an outline of the prospective purchaser's development proposals.

GROUND CONDITIONS

Interested parties will require to make their own ground investigations, subject to prior arrangements being agreed with Perth and Kinross Council.

SERVICES

All services are close to or adjacent to the Development Plots. Further information is available to interested parties however for the most accurate information interested parties should make their own enquiries directly to the relevant utility providers.

TERMS

It is anticipated that each Development Plot will be disposed by way of a Development Licence with transfer of Title occurring on satisfactory completion of the agreed Development. Each party will be responsible for their own legal costs with the purchaser responsible for any Stamp Duty Land Tax, VAT or registration dues incurred thereon.

VAT

The Council reserves the right to charge VAT in respect of the purchase price.

OFFERS

Offers in respect of each Plot are invited and should be submitted in formal Scottish legal terms, using labels provided by the Agents.

A closing date may be required and interested parties will be notified of the closing date arrangements if applicable.

The Council is not bound to accept the highest or any offer. All unsuccessful parties will be notified in writing as soon as possible. Any offer received after a closing date shall not be considered.

VIEWING

Further information and viewing arrangements are available by contacting the sole Selling Agents, Messrs Graham + Sibbald.

Keith Scobbie – 01738 445733
kscobbie@g-s.co.uk

Garth Davison – 01738 445733
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Serviced Business Plots



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The Environment Service
(Planning)
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Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
01592 266 211
Paisley
0141 889 3251
Perth
01738 445 733
Stirling
01786 463 111
Weybridge
01932 260 726

IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.

Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.