



Commercial Development Site, Pitheavlis, Necessity Brae, Perth PH2 0NH

Prime Commercial Development Opportunity

1.09 Hectares (2.7 acres)

- Lapsed outline planning consent for Hotel, Restaurant & Offices
- Site adjacent to significant new housing developments & close to 2 of Perth's largest secondary & primary schools
- Well connected to the motorway network being a short distance from the Broxden Roundabout

Location

The subject property is located just off the Glasgow Road and within the wider Aviva HQ office site in Perth.

The site is well connected being a short distance from Perth City Centre but also the Broxden Roundabout where all of Scotland's seven cities are signposted from its exits.

Description

The development site comprises a moderately sloping site from south (higher) to north (lower). The site formerly housed a training centre and hotel building that was used by Aviva until approximately 10 years ago and demolished in 2017.

There is an existing bellmouth access road into the site which joins the main Aviva entrance/access road which leads into Necessity Brae.

We envisage that the subject site will be suitable for a Hotel, Care Home, Restaurant and/or Office building.

The neighbouring lower site is now under offer and will be subject to a future planning application.

Accommodation

We estimate that the available site extends to approximately 1.09 Hectares (2.7 acres).

Sale Terms

Our clients are seeking to sell their freehold interest in the site and are inviting offers.

VAT

All prices quoted are exclusive of VAT which may be payable.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

Graeme Duncan

t: 07954 815 365

e: graeme@smartandco.co.uk

Doug Smart

t: 07850 517 323

e: doug@smartandco.co.uk



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.