

FOR SALE

Potential Residential Development Opportunity

Popular and attractive tourist village of Dunkeld.

Rare opportunity to acquire potential development land.

Centrally located within the village

Additional Land potentially available.

All enquiries invited

Offers in excess of £250,000.



VIDEO TOUR



WHAT 3 WORDS

THE SMOKEHOUSE, SPRINGWELLS, BRAE STREET, DUNKELD, PH8 0BA

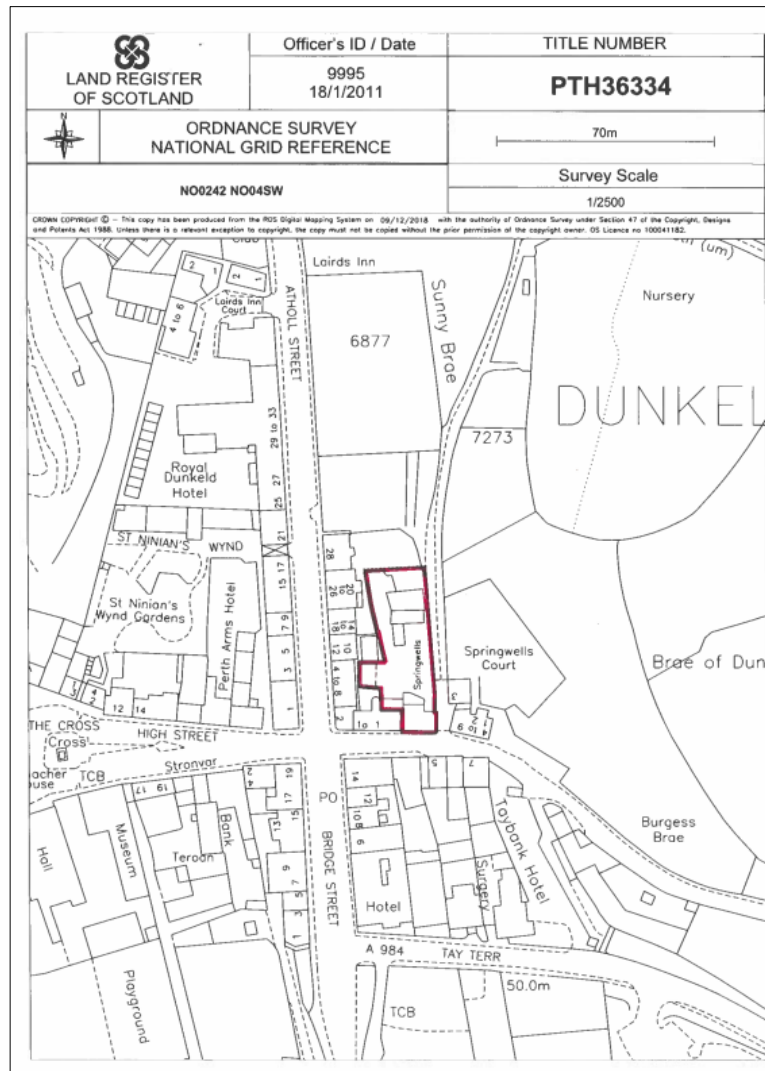
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01738 638188 shepherd.co.uk





Location

THE SMOKEHOUSE, SPRINGWELLS, BRAE STREET, DUNKELD, PH8 0BA



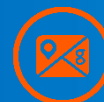
Dunkeld is a popular tourist location and conservation village within Highland Perthshire which is accessed from the A9, the main route between Perth and Inverness, approximately 15 miles north of Perth.

This is a prominent retail and commercial location which is particularly busy during the tourist season.

The subjects are located on Brae Street a short distance from Atholl Street and High Street the main throughfare in the village. This is a prominent location within the heart of the village.

The OS plan shows our client's current ownership and the exact area available can be explained during a site visit.

Description



FIND ON GOOGLE MAPS



Description

THE SMOKEHOUSE, SPRINGWELLS, BRAE STREET, DUNKELD, PH8 0BA



The subjects comprise a smokehouse facility used in conjunction with the existing smoked salmon business.

The properties are of stone/brick construction, part timber clad externally and with pitched profile metal sheet roof over.

The site which the buildings sit upon provide potential for development to residential.

Planning

Our client had had indicative plans prepared for development of the site and all interested parties should make their own enquiries to Perth & Kinross Council Planning Department.

The exact extent and boundaries of the site can be clarified and confirmed during a site visit.



Terms

Our client is inviting offers in excess of £250,000 depending upon the specific planning consent required and subject to further detailed discussions.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the sale of the property.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

2 Whiefriars Crescent, Perth, PH2 0PA

t: 01738 638188



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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