



**6-10 East Bridge Street
Perth, PH2 7DY**

- RESIDENTIAL DEVELOPMENT OPPORTUNITY
- ERECTION OF 4 X FLATS
- PERTH CITY CENTRE
- SITE 0.12 ACRES / 0.03 HECTARES
- OFFERS INVITED

LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are situated within the Bridge End area of Perth, within easy walking distance to Perth city centre. Surrounding properties are a mixture of residential and commercial.

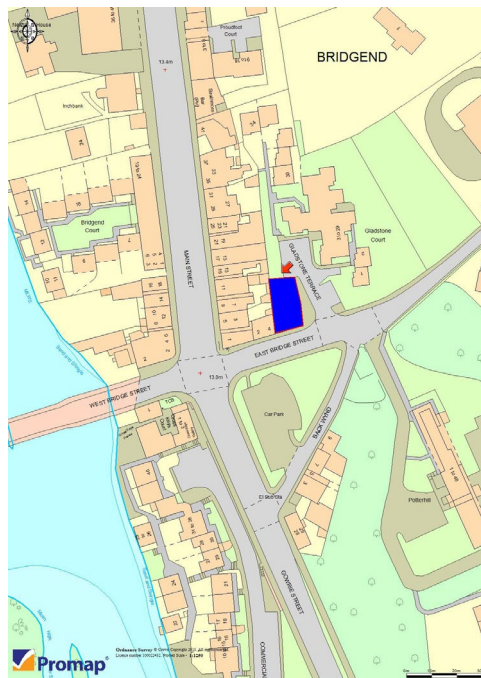
The approximate location is shown by the OS plan.

DESCRIPTION

Residential development site of 0.12 Acres (0.03 Hectares) or thereby. The site has been granted Planning Permission for 4 x flats under Planning Reference 22/02092/FLL.

The proposed flats are a mixture of 1 x bed and 2 x bed.

Interested parties are encouraged to make their own enquiries in relation to the planning consent.



ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Area: 0.12 Acres/0.03 Hectares.

PRICE

The site is available for sale with the benefit of the existing planning consent.

Offers are invited for the Heritable Title.



LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

For the avoidance of doubt, all figures are quoted exclusive of VAT.

VIEWING

Viewing is through the Sole Selling Agents.

To arrange a viewing please contact:



Garth Davison
Garth.Davison@g-s.co.uk
01738 445 733



Keith Scobbie
Keith.Scobbie@g-s.co.uk
01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2023