

Offers Over £150,000

**PENWORTH** PROPERTIES  
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**PLOT WITH PREVIOUS DETAILED PLANNING PERMISSION**

*Westmill Cottage, Auchterarder, Perthshire. PH3 1DP*



- 2 Acres approx.
- Previous Planning Permission 05/00454/ful which has now expired
- Auchterarder, Perthshire

Over two acres or thereby plot of land for sale in Auchterarder. Formally used as premises for commercial trout farm. The existing derelict cottage remains on site as do 3 arge in ground former tanks and an extensive tree lined drive and paddock. The site was granted Detailed Planning Permission previously Application No 05/00454/ful which has now expired.

Penworth Properties - 20 Main Street, Kilsyth, Glasgow G65 0AQ

Telephone: 01236 821929 • Fax 01236 823585 • Email: [info@penworthproperties.co.uk](mailto:info@penworthproperties.co.uk) • [www.penworthproperties.co.uk](http://www.penworthproperties.co.uk)

## EXISTING SITE

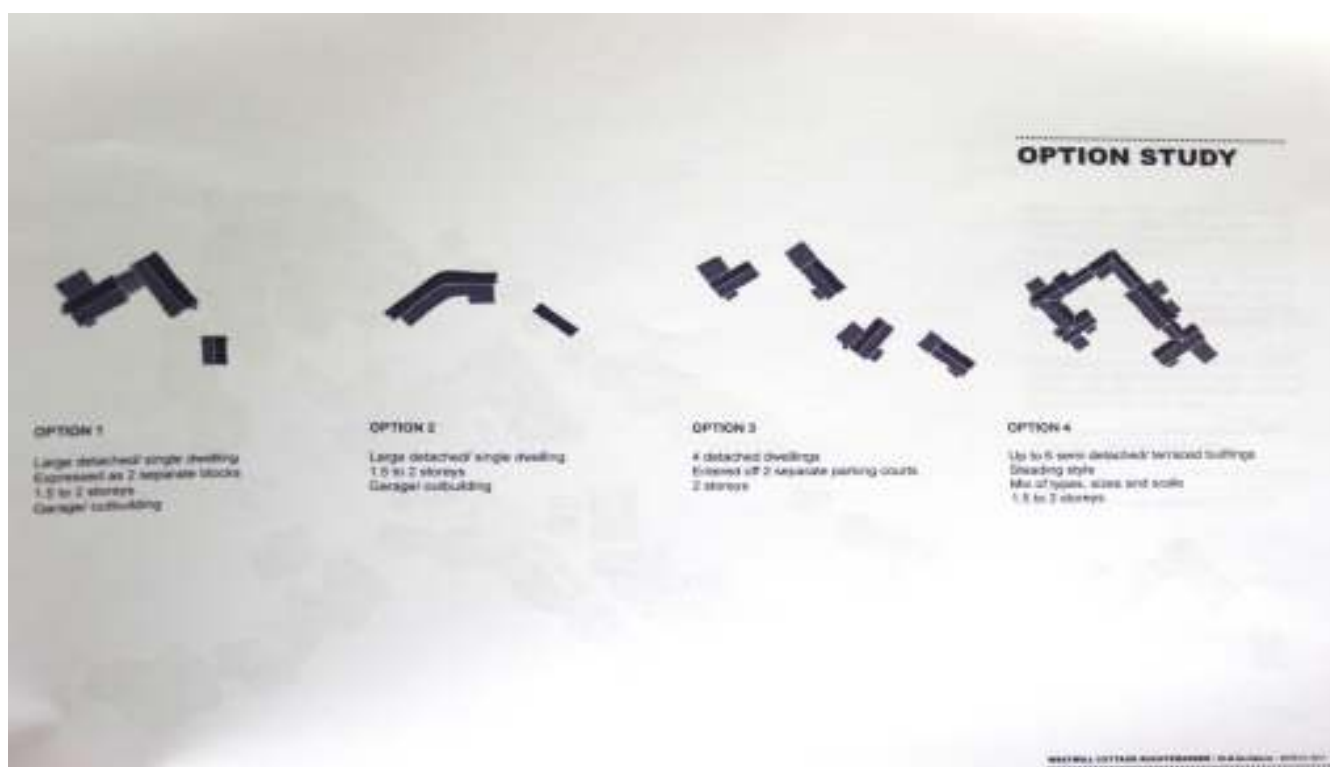
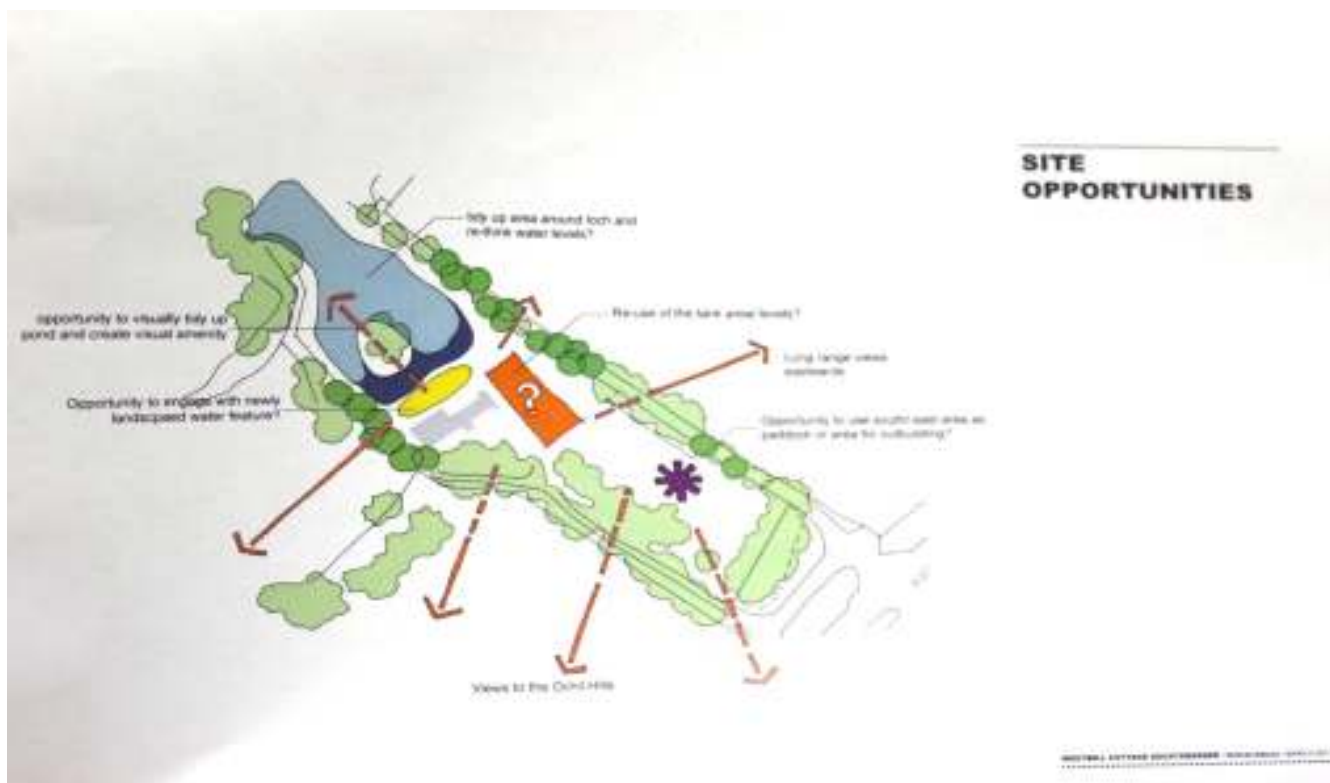


*Superb opportunity to purchase this commercial site which you may be able to developed into a residential site. Located to the South East of Auchterarder with shared access directly off the A9 northbound carriageway.*

*The site was granted Detailed Planning Permission on 14<sup>th</sup> July 2005 which allowed for demolition of the existing cottage and erection of a new dwellinghouse and one ancilliary paddock building with office space above. The permission also included the opportunity to erect a substantial separate outbuilding to provide stabling and office space within close proximity of the residence.*

*A site feasibility study has been undertaken and information is available direct from the Estate Agents on request.*

**Auchterarder is a small town located north of the Ochil Hills in Perth and Kinross, Scotland. It has a long main street 1.5 miles and giving it the nickname of Lang Toon. Nearby is the world famous Gleneagles Hotel & Golf Courses.**



Further details on this plot is available by contacting Penworth Properties at [info@penworthproperties.co.uk](mailto:info@penworthproperties.co.uk)

### Viewing

Strictly by appointment only through sole selling agent.



**Disclaimer:** Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Ref : K398/18

If you are thinking of selling your own property

Please contact Beth Penman on 01236 821929 for friendly advice and a free pre-sale valuation.

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