



NB: The sale may be concluded subject to a Development Licence.

Serviced Development Land | For Sale or Ground Lease
Site 9 North Muirton Industrial Estate, Perth, PH1

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Property Highlights

- ✓ Last Remaining Serviced Development Plot
- ✓ Will Suit General Industrial & Food & Drink Uses
- ✓ Well Connected via Inveralmond Roundabout
- ✓ Adjacent to Perth's Primary Industrial Location
- ✓ Sustainable Solar Energy Source Available

Situation

Perth is centrally located and extremely well connected with 90% of Scotland's population within 90 minutes drivetime of the City.

The site is strategically situated close to the A9 trunk road, with good links into Perth City centre and the mainline train station and only a 45 minute drive from Edinburgh International Airport. Perth's immediate access to Scotland's national road network, airports and the city's superb rail links ensure quick and easy access to markets and national talent.

Perthshire is home to a number of world-class education and research institutions and major companies including; SSE, Aviva, Stagecoach and Highland Spring.

Description

Site 9 is situated at the northern end of Arran Road, just off the Inveralmond Roundabout on the A9, within the North Muirton Industrial Estate.

Mains drainage, water and electricity are available in the locality. In addition, electricity is also available from the on-site private Solar Array. Interested parties should satisfy themselves as regards their requirements.

Planning

The site is part of the area designated as proposal E3 in the Local Development Plan for the development of Employment Uses.

Interested parties should contact the Development Management department at Perth & Kinross Council via 01738 475 300 or developmentmanagement@pkc.gov.uk.

Offers

Premium offers are invited for the Heritable (Freehold) interest in Site 9. The sellers reserve the right to conclude the sale subject to a Development Licence.

Offers which are conditional upon planning permission will be considered on their merits.

The assessment of bids will include evaluation of the economic benefit arising from the proposed use / occupier. Parties should express their interest to ensure they are informed of any closing date which may be set. The sellers are not obliged to accept any offer.

Legal Costs

Each party will be responsible for their own legal costs with the purchaser responsible for LBTT and registration dues.

Enquiries

Doug Smart

07850 517 323

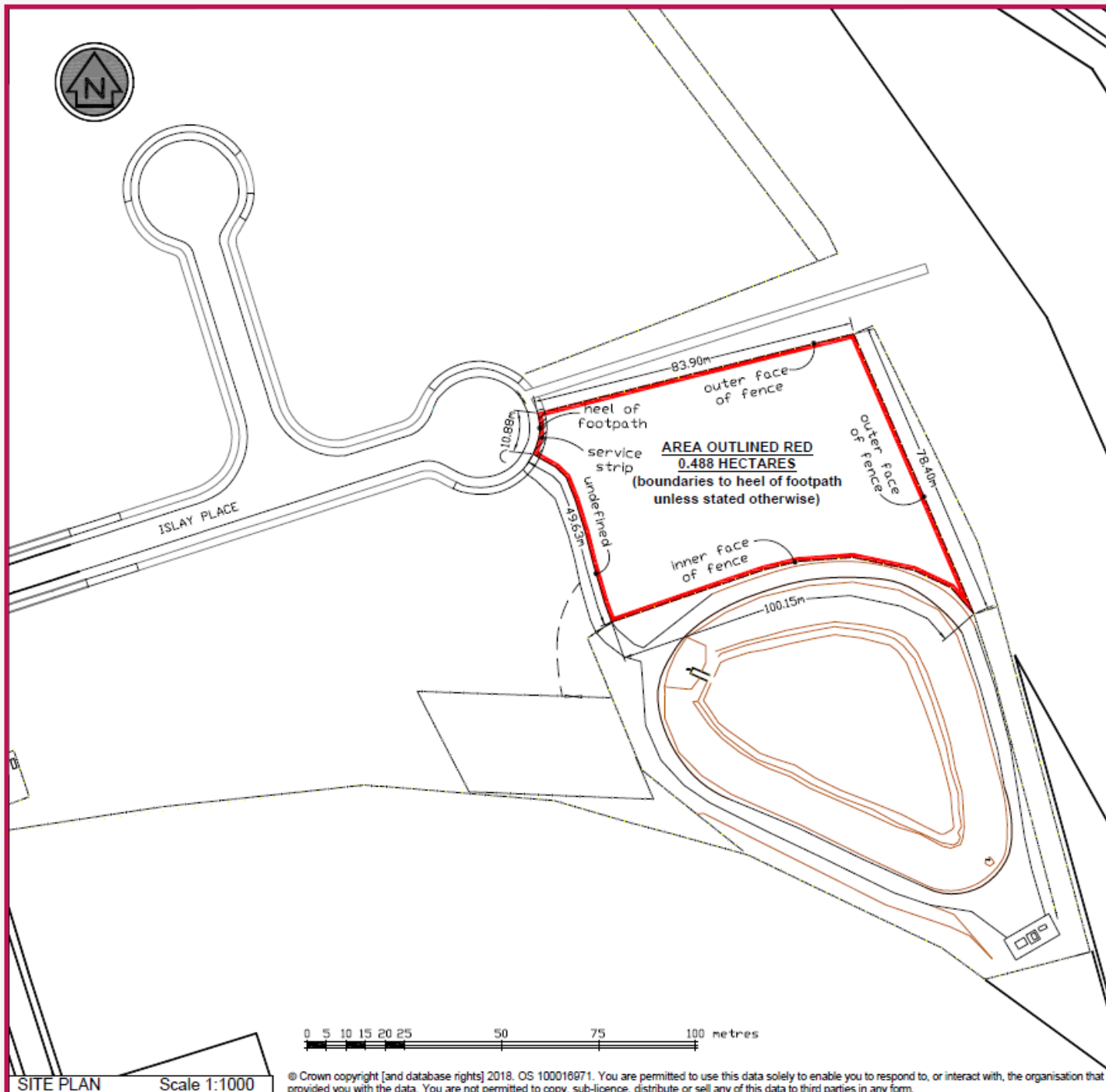
doug@smartandco.co.uk

Graeme Duncan

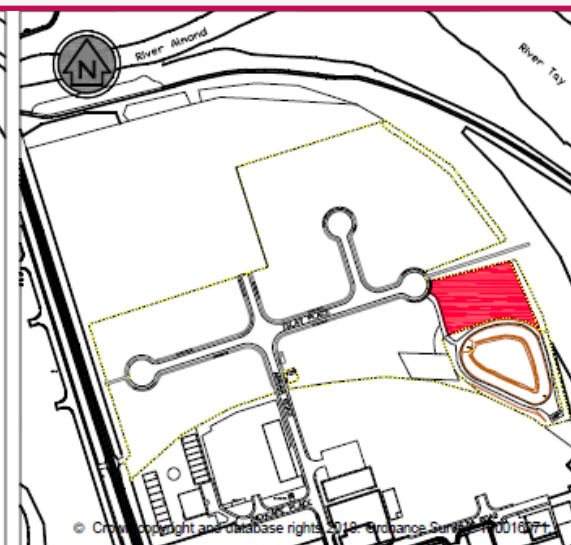
07954 815 365

graeme@smartandco.co.uk






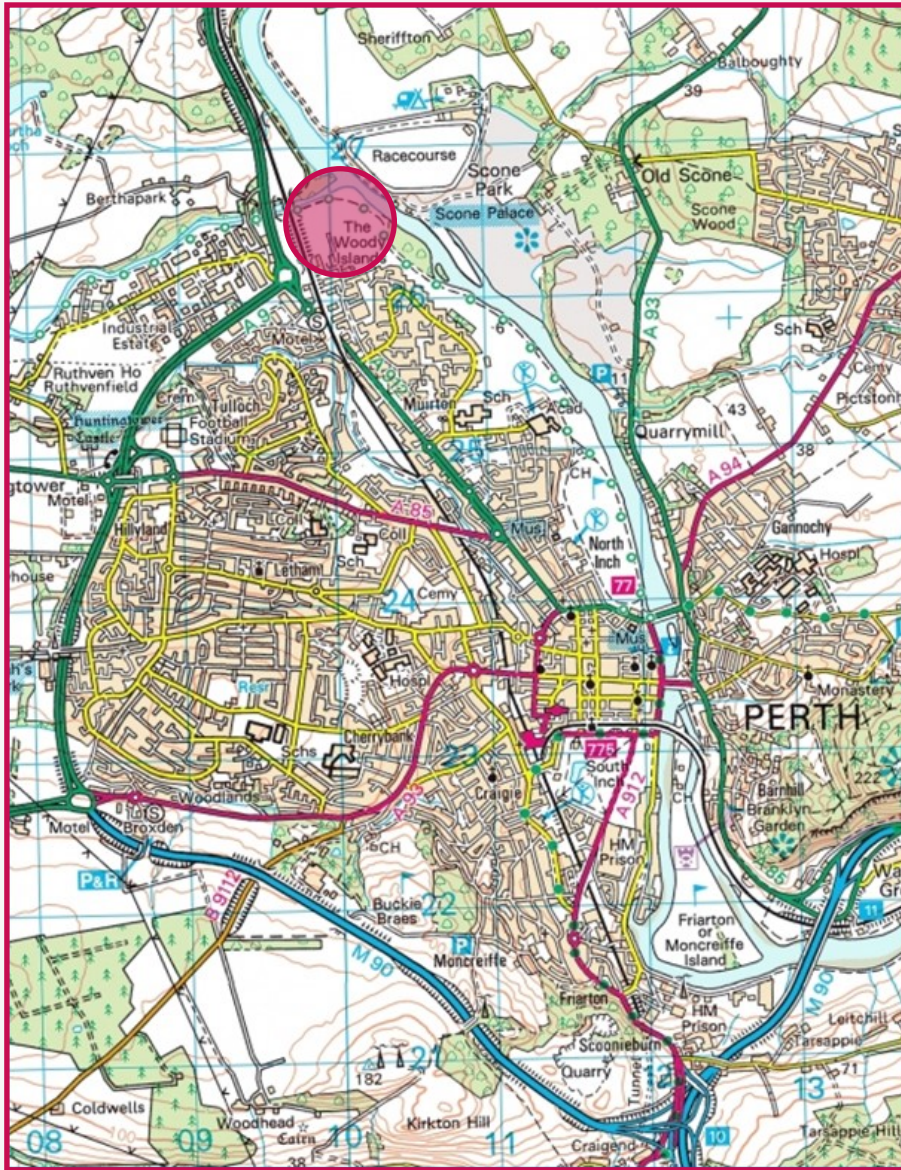
SITE PLAN Scale 1:1000



LOCATION PLAN Scale 1:5000

THIS IS THE PLAN REFERRED TO IN THE FOREGOING

 <p>PERTH & KINROSS COUNCIL</p>	Subject	
	Site 9	
	Perth Food & Drink Park	
	Arran Road, Perth	
	Dwg Description	
DEED PLAN		
Drawn by	Scale	
DS	1:1000 1:5000	
Dwg No	Date	
D/P/1039	21-12-2017	



CITY DRIVE TIMES



POPULATION
WITHIN 60 MIN
DRIVE TIME



POPULATION



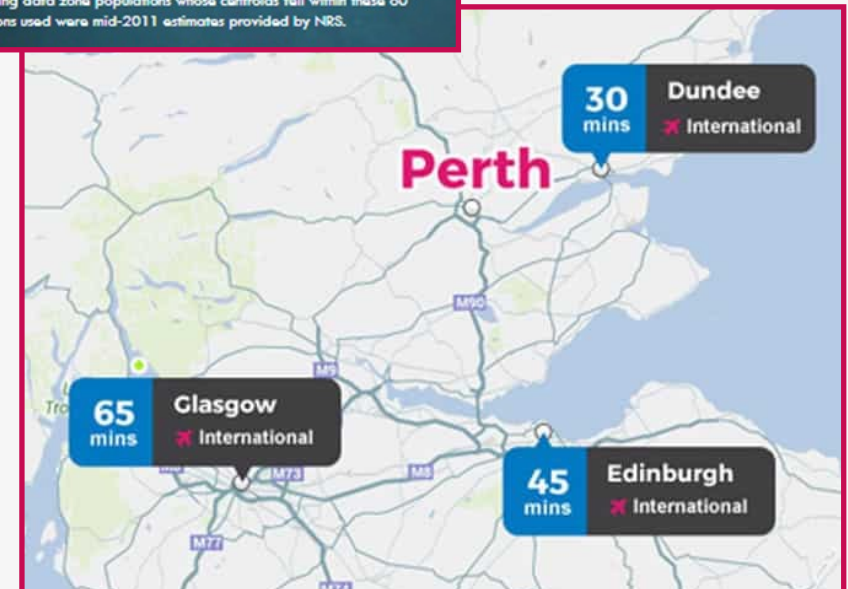
POPULATION
WITHIN 30 MIN
DRIVE TIME



POPULATION

Perth	2,501,639	47.6	116,330	2.2
Glasgow	2,479,057	47.2	1,408,294	26.8
Stirling	2,288,867	43.6	354,652	6.7
Edinburgh	1,560,022	29.7	663,645	12.6
Dundee	547,604	10.4	232,321	4.4
Aberdeen	380,603	7.2	266,389	5.1
Inverness	146,659	2.8	84,190	1.6

SOURCE: Drive time extents were calculated using ESRI ProTerritory, and then percent populations calculated by aggregating data zone populations whose centroids fall within these 60 minute extents. Populations used were mid-2011 estimates provided by NRS.



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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations 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. S1171

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