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Andersons LLP

SOLICITORS AND ESTATE AGENTS



Residential Development Site, Vicars Bridge Road, Blairingone, Dollar, FK14 7LR

Offers Over £275,000

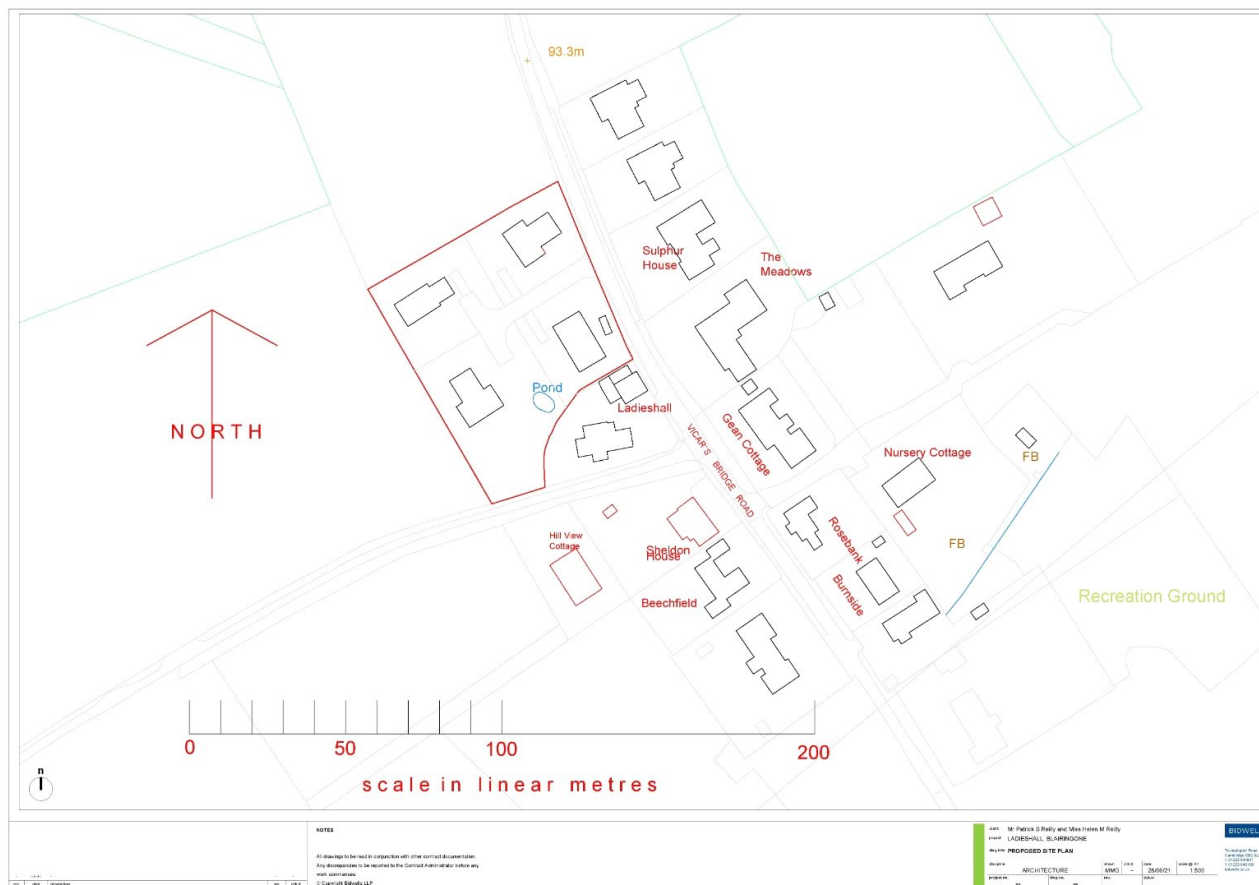
An excellently located Development Site set on the outskirts of this small village.

Planning exists in principle for a small residential development site. The planning permission can be viewed at the Perth and Kinross Council website with the reference 21/01177/IPL. Interested parties should seek their own professional advice prior to submitting any offers. The ground is situated to the west of Ladieshall Cottage and extends to 1.11 acres (0.45 hectares).

The planning application shows 4 large properties located on the site. If you are unable to access the councils website or have any relevant questions please contact the selling agents. There is currently a gate giving access in to the ground for any inspections required.

- **DEVELOPMENT SITE**
- **SMALL VILLAGE LOCATION**
- **GROUND EXTENDS TO 1.11 ACRES (0.45 HECTARES)**
- **PLANNING REFERENCE 21/01177/IPL**
- **PLANNING FOR 4 LARGE PROPERTIES**





Directions

From the direction of Kinross proceed on the A977 to Blairingone. Almost through the village turn right at sign for Vicars Bridge. Follow this road around half a mile and the site is on the left just after the property called Ladieshall also on the left.

Blairingone

A small rural hamlet between the towns of Kinross and Dollar. Kinross offers a good range of shops and other facilities including medical centre. There is a 'Park and Ride' service to Edinburgh and good bus links to the other major towns and cities. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland.

Noting interest; If you are interested in this property you should lodge a Formal Note of Interest via your Solicitor. Failure to do so may result in the property being sold without any notification being given. Offers; All offers should be in writing to Andersons LLP, 40 High Street, Kinross, KY13 8AN or by legal post to Andersons LLP, LP – 2, Kinross or can be faxed to 01577 862829. Please call to ensure your fax has been received. The content of these particulars including measurements and floor plans while believed to be correct are not guaranteed and prospective purchaser must satisfy themselves with regard to the same. Andersons LLP is a limited liability partnership (no.300983) having their registered office at 40 High Street, Kinross, KY13 8AN