

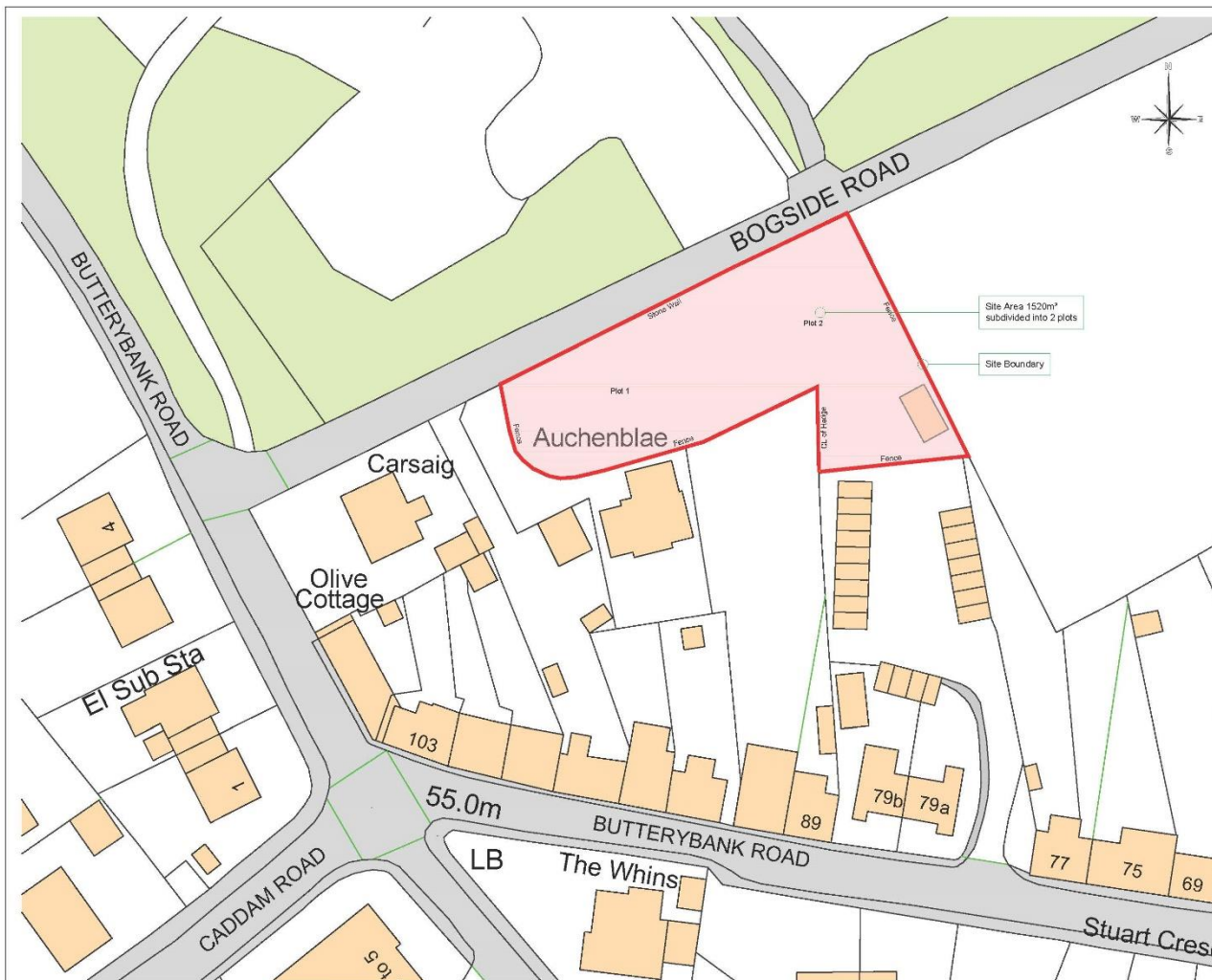
property@hodge



Two Building Plots  
Bogside Road  
Coupar Angus  
PH13 9EE

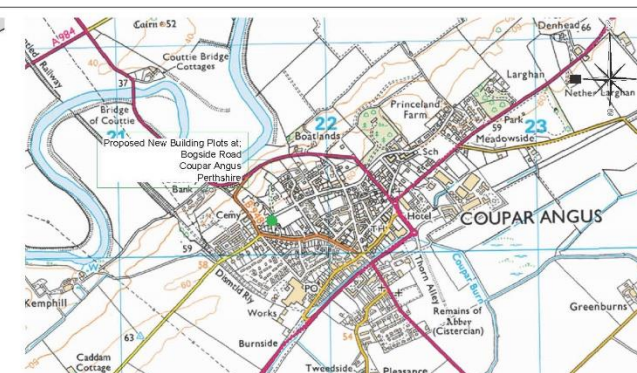
Offers over  
**£120,000**



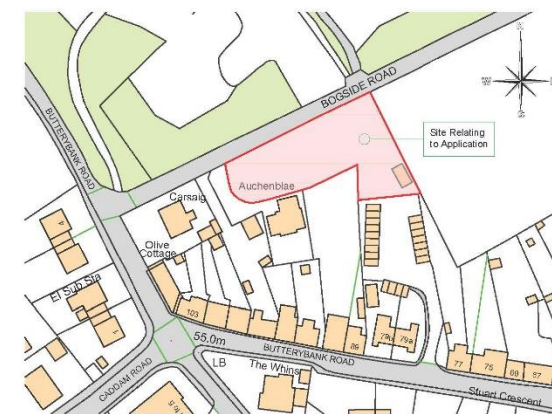


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3 SITE PLAN  
Scale: 1:500

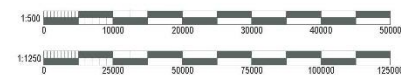


1 OS EXTRACT MAP  
Scale: NTS



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2 SITE LOCATION PLAN  
Scale: 1:1250



HERMION URBAN

**Campbell of Doune Ltd**  
Consulting Civil and Structural Engineers  
Clan House, Muthill Road, Crieff, PH7 4HQ

Job No: 5832-17 / 22 | Drawing Status: PLANNING IN PRINCIPLE  
Proposed Domestic Dwelling Plots

At: Land at Bogside Road, Coupar Angus  
For: Mr I Clark  
Site & Location Plans

DRAWN	SCALE	DATE	DRAWING No.	PAPER SIZE
JR	As Noted	03.08.22	001	A2

BUILDING DESIGN CLASSIFICATION	DESIGN CHECK LEVEL
<input checked="" type="checkbox"/> B56502 Class II Agricultural	<input checked="" type="checkbox"/> DCL1 - Self Check
<input checked="" type="checkbox"/> B56503 Industrial	<input checked="" type="checkbox"/> DCL2 - Simple Check
<input checked="" type="checkbox"/> Domestic	<input checked="" type="checkbox"/> DCL3 - Intermediate Check
<input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> DCL4 - Extended Check

CONTACT: e-mail: info@campbellofdoune.co.uk | Tel: 01794 655459  
WEB: www.campbellofdoune.co.uk

A family business since 1990  
Registered Office: Macfarlane & Gray Associates Ltd, Macfarlane & Gray House, Caddam Road, Coupar Angus, Perthshire, Scotland, PH7 4HT  
Registered in Scotland No. 377704







This is a residential development site situated within a residential area of the Perthshire town of Coupar Angus. Planning consent in principle was granted under reference 11/01476/IPL on 30th September 2022 for the residential development of the site. The indication is that the development would be allowed for two houses.

The entire site extends to approximately 1520 sq meters. The seller may sell the site in one or two lots.

It is understood the mains water, gas, electricity and drainage connections are available but interested parties are required to make their own enquiries in this regard.

For further information please contact the selling agents.



- |                                    |                            |
|------------------------------------|----------------------------|
| ■ Building Plot                    | ■ Services Nearby          |
| ■ Close to Schools                 | ■ Shops & Amenities Nearby |
| ■ Close to public transport        | ■ Short distance from town |
| ■ Peaceful residential area        | ■ Space for Two Properties |
| ■ Planning Permission in Principle | ■ May split in two.        |







**Directions: On entering Coupar Angus on the A923 from Blairgowrie take the first turning on the right into Bogside Road, continue along this road and after passing Middlehills on the right the plots can be found on the left and identified by our for sale board.**

**Viewing Arrangements:**

**Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment. Alternatively, the Perthshire Solicitors Property Centre will be happy to arrange your viewing, Please telephone 01738 635301**

**IMPORTANT NOTE**

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

**CONTACT DETAILS**

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