



**Premier
Properties**
Perth



Building Plot At The Paddock , Perth, PH2 6DT Offers Over £150,000



1.065 Acres

Location: Cargill is surrounded by the picturesque Perthshire countryside and lies close to amenities in surrounding villages and towns, whilst the heart of Perth is just 20 minutes away by road

The country town of Blairgowrie is conveniently situated a short drive away. Amenities in the town include shops, supermarkets, senior and primary schools and recreation centre with. There are also several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car from Blairgowrie. The nearby City of Perth has an excellent range of independent and national retailers, professional services and leisure facilities. Perth also boasts a concert hall, several art galleries and a racecourse.

Edinburgh can be reached in approximately 45 minutes via the M90 and Glasgow in approximately 1 hour via the A9, both with international airports. Mainline rail and bus connections can also be found in Perth.

**** Full Planning Permission In Place ****

Link to planning- <https://www.pkc.gov.uk/planning>

Planning Application Number:

Application Number 25/00214/FLL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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