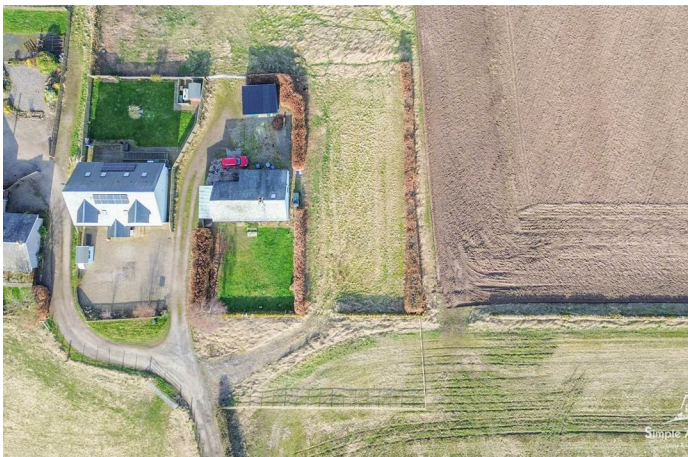


Simple Approach



Estate Agents



Plot , Blairgowrie
PH13 9PN

Offers over £79,750

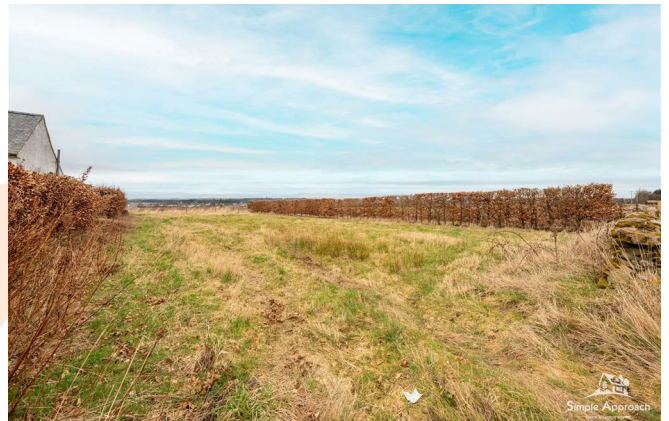
Plot , Blairgowrie, PH13 9PN

Prime Development Opportunity – Spacious Plot with Planning Permission in Campmuir.

An excellent opportunity to acquire a sizeable plot of land in the charming location of Campmuir, complete with, full detailed planning permission and also a building warrant for a Detached 4 Bedroom Bungalow. Spanning approximately 700m², this well-located site offers fantastic potential for developers and investors alike.

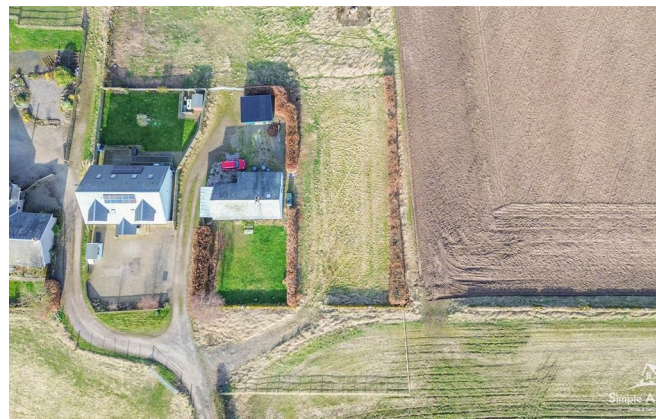
Situated in a desirable area with convenient access to local amenities, transport links, and scenic countryside, this plot presents a rare chance to develop in a thriving community. With approved plans for a detached house, this is an outstanding investment opportunity.

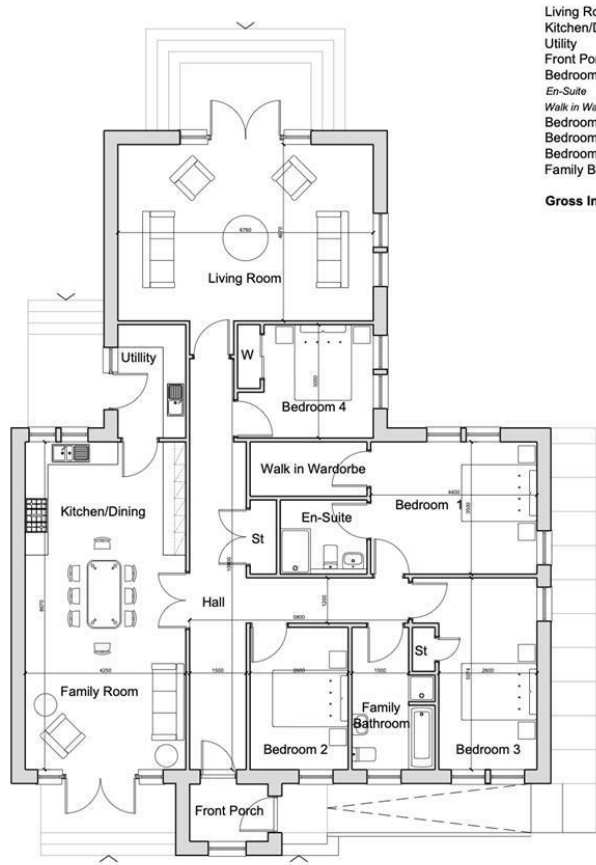
Interested buyers are welcome to take a drive by to view the location at their convenience. For more details, get in touch today!





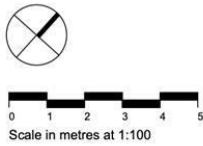
- Plot Of Land Planning Ref Number 22/01021/DOM2 Building Warrant Approved
- Planning Permission Approved – Ready For a 4 Bedroom Detached Bungalow
- School Fees To The Local Authority Have Benn Paid.
- Stunning Location
- Drive-By Viewings Welcome – Interested buyers can visit the site at their convenience
- Water On Site, Electricity Nearby
- Site Area Approximately 700m²
- Investment Potential – Ideal for developers or self-build projects
- Build Can Be Started Immediately





Living Room	36m²
Kitchen/Dining	39m²
Utility	6m²
Front Porch	3m²
Bedroom 1	15m²
En-Suite	5m²
Walk in Wardrobe	4m²
Bedroom 2	10m²
Bedroom 3	14m²
Bedroom 4	11m²
Family Bathroom	6m²
Gross Internal Floor Area = 170m²	

Notes:
All dimensions to be checked on site prior to commencement of works. Architect to be informed of any discrepancies prior to start of work. Do not scale off this drawing for construction purposes.



Proposed Floor Plan

Rev
Planning

PROJECT TITLE:
New House at Kinnochtry

CLIENT:
Mr G. Burke Jr

LOCATION:
Kinnochtry, Burrelton

DWG TITLE:
Proposed Floor Plan

SCALE: 1:100 @ A3 DATE: Jan 22 DRAWN BY: SH

DRAWING NO:
4951-D-02

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