

Thorntons



Offers Over £95,000



Building Plot, By Swallowfield Cottage Longleys,
By Meigle, Perthshire, PH12 8QX

This attractive rural building plot is located in the picturesque hamlet of Longleys which is located on the A94, south of Meikle.

Planning permission has been acquired following an application for construction of a single dwelling and the site area extends to approximately 1824 square metres. The site is for sale in its entirety as a single plot including the associated paddock area which measure approximately 858 square metres. Access to the site is via the existing track, off the A94 trunk road between Rosebank and Longleys cottages. The site includes provision for parking spaces in addition to a large private garage which will cater for the needs of a number of vehicles. There is provision for vehicles to be able to manoeuvre within the site comfortably.

As can be seen from the floor plans and elevation drawings included in these particulars, the dwelling provides for accommodation over two levels and includes spacious lounge, open plan dining room/family room/kitchen and a separate utility room. The ground floor accommodation is completed by a cloakroom/WC and study/4th bedroom facility.

On the upper floor level there are three further bedrooms, the family bathroom and an en-suite facility for the master bedroom.

The plot is offered for sale with the existing planning permission in place. The purchaser may wish to consider an alternative property type to meet their own requirement which would be subject to planning approval and consents and would be the responsibility of the buyer.

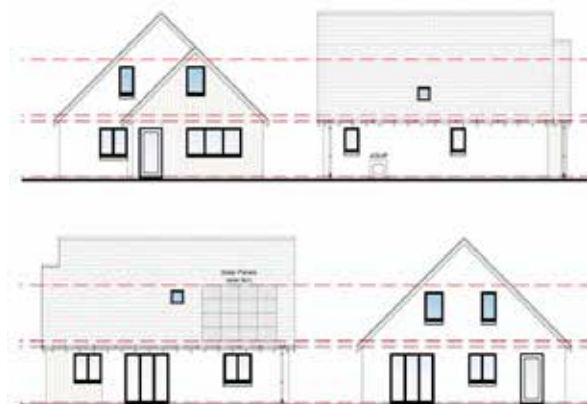
The water and electricity supply will be provided by New Main Connections and these together with the drainage facilities have been dealt with by the existing owner, thereby providing an excellent ready to commence project.

The application was approached on the basis of this project with a sustainable agenda. Facilities included in the application include a variety of renewable energy sources for consideration. There is provision for an air source heat pump to be located between the garage and the eastern boundary. Electricity is provided by a mains connection but will be supplemented by an array of solar panels.

Full details of the planning application and approval can be provided to interested parties and the information contained in this schedule is provided selectively to underline the main benefits of this excellent opportunity.

Details of the planning application are contained within the Perth & Kinross Council Planning website under application number 145/00814/AML.

The property is located in a prime, central, rural location convenient for commuting to the cities of Dundee and Perth with the immediate Perthshire and Angus townships, similarly within easy driving distance providing a full range of amenities and services.



First Floor Plan



Ground Floor Plan

Illustrative only. Not to scale.

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.