





This is a prime development plot of land of approximately 3/4 of an acre or thereby. It is situated in a popular rural location which has straightforward access to arterial road links as well as to the A9 dual carriageway to Inverness, Perth, Dundee, and the central belt.

There is planning approval for the Erection of a Dwellinghouse and detailed plan available for a 4 bedroom detached house. Perth and Kinross planning reference 15/01060/FLL.

The present owners have had the following reports completed which are available to the purchaser:

A full flooding risk assessment

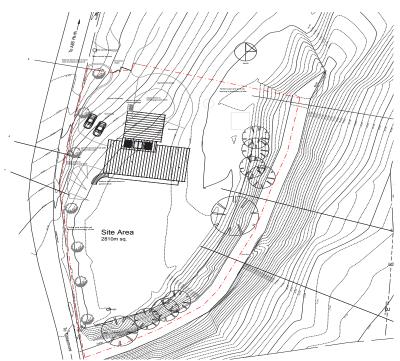
Test Pit ground investigation

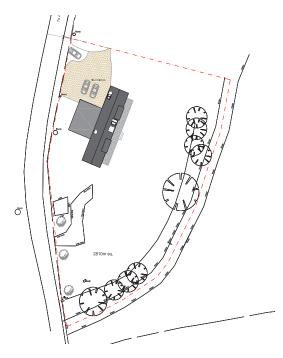
Bore Hole ground investigation

Percolation Test

Topographical site survey including detailed mapping of gradients on site.

Whilst the site is open for viewing we would urge that the privacy of the residence in the area is respected and any site visit/s are restricted to sociably accepted times.







## Plot At, Tibbermore, PH1 3NE















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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.