

FOR SALE

DEVELOPMENT LAND

PERTH

1.1 Ha / 2.7 Acres

Necessity Brae, Pitheavlis, PH2 0NH

A highly visible, edge-of-city development site adjoining established housing and the proposed Aldi foodstore site.

A93

GLASGOW ROAD

SMART & CO.

surveyors & property consultants

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SUBJECT SITE Flexible employment uses - care home, hotel, offices, restaurant / drive-thru subject to planning



Easy Access For Staff, Customers, Deliveries, Visitors

Attractive & peaceful setting in a very accessible location.

- ✓ Would suit employment-led development including care home, hotel, offices or restaurant uses, subject to planning.
- ✓ Excellent access to Broxden Roundabout linking the A9 and M90
- ✓ Freehold interest available; conditional offers may be considered.
- ✓ Established residential edge and attractive landscaped parkland setting immediately south and east of Perth.

1.09 HECTARES | 2.7 ACRES

LOCATION THAT WORKS



LOCATION

Perth is within 90 minutes drive of 90% of Scotland's population. The site sits on the south-western edge of the city, just off Glasgow Road. Access is from Necessity Brae (B9112), which also leads to the Aviva HQ building at Pitheavlis.

CONNECTIVITY

The location benefits from excellent connectivity thanks to bus-routes and proximity to Broxden Roundabout, linking the A9 with the M90.



ADJACENCIES

Neighbouring housing and the Aldi foodstore site help anchor the location and support a strong range of potential employment-led uses.

Perth city edge | Broxden Roundabout | A9 / M90 access | A93 Glasgow Road | Established housing nearby



The red boundaries are indicative for illustration only

Attractive Parkland Setting, Near Established Housing, Easy Access & Connectivity

An elevated site with attractive views over landscaped grounds to the south and east.

USES

The site may be suitable for uses including hotel, care home, offices and/or restaurant. All uses are subject to planning.

SALE TERMS

Offers are invited for our client's freehold interest in the site.
Offers subject to planning will be considered.
VAT will be charged on the sale price.

ENQUIRIES

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Prime edge-of-city land opportunity with established residential context, quality setting, strong road links and adjoining proposed Aldi foodstore.