



**Commercial Development Plot  
with Full Planning Permission**

**Plot 3A, Bridgend, Crieff, PH7 4HQ**

**| For Sale |**

0.46 acres

Plot With Planning Permission For a Workshop Building of 405sqm / 4,359sqft

**SMART**&CO.  
surveyors & property consultants









### Situation

The Perthshire market town of Crieff is ideally situated on the A85, only 18 miles west of Perth and about 9 miles north west of Auchterarder and the A9. Crieff is an increasingly popular base to live and work due to its excellent location for road connectivity.

The site is situated at the southern end of Crieff in the Bridgend area, with easy access from the A822 Muthill Road. This area of Crieff is well established with nearby occupiers such as: Crieff Visitor Centre, Tornado Wire, Crieff Garden Centre, Labels on Glass and Campbell of Doune Ltd.

### Description

The plot comprises a broadly square and level area of ground with a gently sloping access track leading from a tarmac surfaced road. The plot was formerly farmland, which has been cleared and levelled. The plot sits on an elevated position above the neighboring plot to the east beyond the gabion basket retaining wall.

### Services

Mains services are all available in close proximity to the site. We understand water and drainage are within the tarmac road at the end of the access track.

### Sale Terms

The plot is available for sale on a heritable (freehold) basis.

### Planning

Full Planning (ref: 24/01541/FLL) was granted on 24.10.25 for the erection of a workshop-building including office/staff welfare facilities. Full details relating to the planning permission can be viewed by clicking [HERE](#).

### Legal Costs

Each party will be responsible for their own legal costs with the Purchaser being responsible for LBTT and registration dues.

### Directions

From the Muthill Road (A822) turn west at the entrance to Crieff Visitor Centre & Remake. Continue along this road, passing the entrance to Tornado Wire (on the right) and Crieff Garden Centre (on the left), then follow the road round to the right.

The plot is situated approximately half way along this road on the left hand side.

### SATNAV

Postcode is PH7 4HQ

What 3 Words: //glance.certainly.inert

### Viewings / More Information

All enquiries to the sole agents: Doug Smart

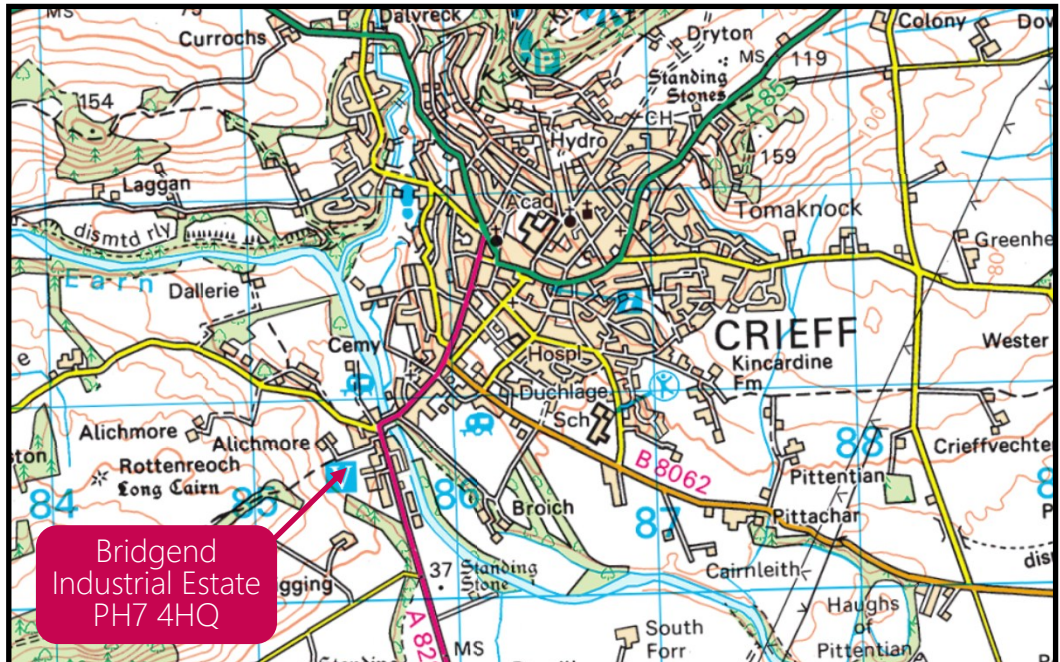
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## SUMMARY:

*Specification : Development Site of 0.455 acres, with Full Planning Permission.*

*Potential : Planning in Place to Build Workshop of 405 sqm / 4,359 sqft.*

*Tenure : Heritable Interest (Freehold) For Sale*

*Price : Offers Over £85,000 (+vat) invited*

*VAT : VAT will be charged on the sale Price.*

*Legals : Each Party to pay their own costs*

*Viewings : by arrangement with the Sole Agents - [doug@smartandco.co.uk](mailto:doug@smartandco.co.uk) / 07850 517 323*