

**FOR SALE**  
**BUSINESS LAND — LAST REMANING PLOT**



**GRAHAM  
SIBBALD**

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**SITE 1 KINROSS WEST, KINROSS**

- SERVICED PLOT
- EXCELLENT STRATEGIC LOCATION
- VISIBLE FROM M90
- 0.91 ACRES (0.36 HECTARES) OR THEREBY
- OFFERS INVITED



## LOCATION

Kinross West occupies an excellent strategic location on the edge of the town of Kinross and immediately adjacent to the M90 Motorway and Junction 6. The Development Plots are positioned on the west side of Kinross, bounded by both residential and commercial land uses.

Kinross sits approximately 18 miles from the city of Perth, 27 miles from Edinburgh and 35 miles from Dundee.

More specifically, the subject site sits off Junction Road and benefits from good visibility from the M90 Motorway.

The approximate location is shown by the OS Plans.

## DESCRIPTION

Last remaining development plot totalling 0.91 Acres (0.36 Hectares) or thereby.

The site benefits from good visibility onto the M90 positioned on the west side of the larger site. The larger site has 5 plots in total of which 2 are developed out and 2 are under offer.

## PLANNING

The land for sale is allocated within the Perth and Kinross Local Development Plan (LDP2). Within the plan the site is zoned for "Employment" under policy E18.

Interested parties are encouraged to make direct contact with the Development Management team at Perth & Kinross Council for further information and enquiries.

## DEVELOPMENT PROPOSALS

All formal offers for the site must be accompanied by an outline of the prospective purchasers development proposal. Further information in this regard available from the Sole Selling Agents.

## GROUND CONDITIONS

Any interested party will require to make their own ground investigations, subject to prior arrangement being agreed with Perth & Kinross Council.

## SERVICES

All services are close to, or adjacent to the plot for sale. Further information can be made available to genuinely interested parties however for the most accurate information parties should make their own enquiries directly to the relevant parties.





## TERMS

Offers are invited for the remaining plot.

The sale will be disposed of by way of a Development Licence with the transfer of the Title only occurring upon satisfactory completion of the agreed development.

Each party will be responsible for their own legal costs, LBTT, VAT, registration dues incurred thereon.

Offers in respect of the remaining plot should be submitted in formal Scottish legal terms. A closing date will be required and interested parties will be notified of the closing date arrangements if applicable.

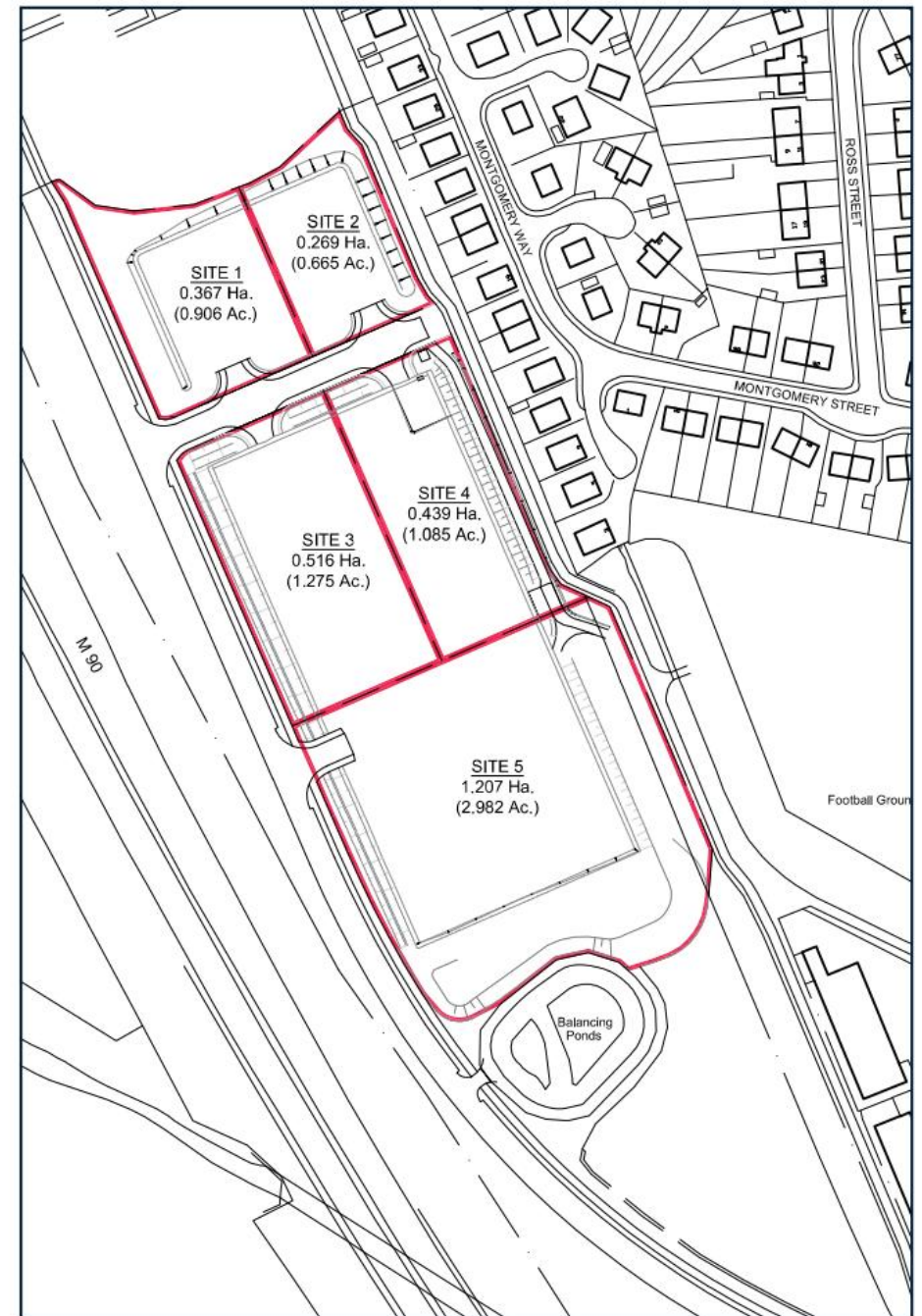
The Council is not bound to accept the highest or any offer. All unsuccessful parties will be notified in writing as soon as possible. Any offer received after a closing date shall not be considered.

## VAT

Perth and Kinross reserve the right to charge VAT in respect of the purchase price.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.







For any queries or to arrange a viewing, please contact —



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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication; May 2022