

Simple Approach



Estate Agents



Plot 3 Viewfield Lane, Off Station Road, Perth  
PH1 4NS

Offers over £99,950

13-15 St Leonards Bridge, Perth, PH2 0DR

Tel: 01738 827864 Email: [info@simpleapproachea.co.uk](mailto:info@simpleapproachea.co.uk) [www.simpleapproachea.co.uk](http://www.simpleapproachea.co.uk)

## Plot 3 Viewfield Lane, Off Station Road, Perth, PH1 4NS

Simple Approach are delighted to welcome this sunny plot Located on Viewfield Lane, Off Station Road in Stanley to the sales market. This plot has approved planning in place for a 4/5 bedroom and is approx. 0.33 Acres. Plot 3 is serviced with ducts for electrics, there are two existing connections into the culvert to take away storm water and the drain can be seen on site and is in good working order. The mains water is connected and there is a further water supply in the top westerly corner to Plot 3. Sewage drains are in situ and have recently been camera surveyed and found to be in very good condition. The plot connect into a new Graf One2Clean XXL 24 population tank. The tank is warranted and signed off by a Graf licensed engineer and there is a SEPA discharge license in place.

Plot 3, Viewfield Lane is ideally place to take advantage of being within close proximity to the village amenities, a short walk down to the Tay and being set within 10 minutes to the Inveralmond roundabout. The plot overlooks on to rolling fields with no planned developments. Access to Plot 3 by means of a private road owned wholly by the seller. The purchaser will be subject to a one fifth share of maintenance.

This plot would benefit greatly from a drive-by to see the exact location and space on offer here.

Planning Permission:

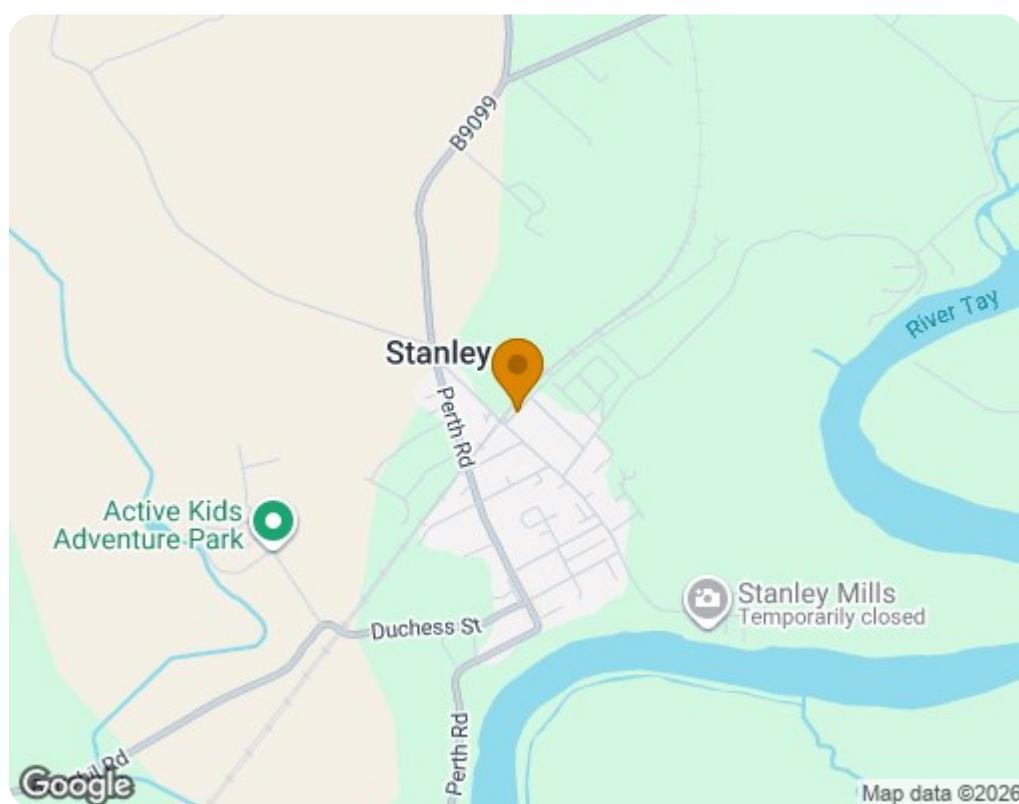
<https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?keyVal=PPHSIOMKG0300&activeTab=summary>





- Plot Of Land - Approx 0.33 Acres
- Some Services In Place On Site
- Approved Planning In Place - Initiated
- Planning In Place For 4/5 Bedrooms House
- Sunny, Secluded Plot With Sunshine Most Of The Day
- Road Partially Tarred And Well Maintained- Contribute 1/5 To Maintenance
- Close Proximity To Local Amenities, The Tay And The Inveralmond Roundabout
- Open Outlook Over Fields - No Planned Development
- Ground Survey - No Contamination, The Ground Is Fit For Construction





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland	EU Directive 2002/91/EC	