

Simple Approach



**Newstead Plot Woodlands Road, Rosemount, Blairgowrie
PH10 6JX**

Fixed asking price £99,950

Newstead Plot Woodlands Road, Rosemount, Blairgowrie, PH10 6JX

Simple Approach are delighted to welcome this great sized plot of land with outline planning permission, situated within the highly sought after area of Rosemount, Blairgowrie.

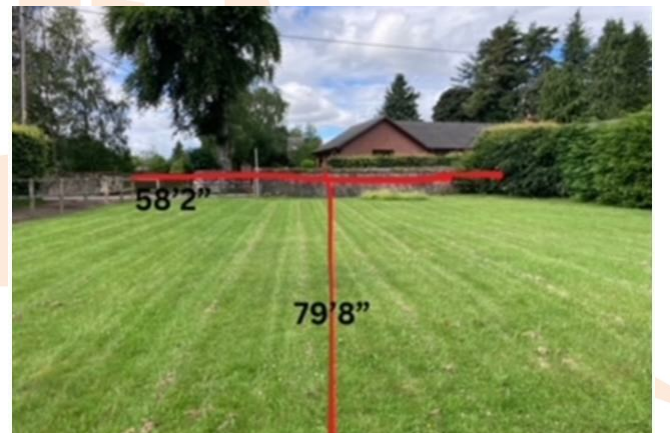
The plot is just a 5-minute walk from Blairgowrie Golf Club, which features the renowned Rosemount and Lansdowne Championship courses.

Close to a range of excellent local amenities including: restaurants and bars with excellent food facilities, local shops, cafes. Further amenities found just a short distance away.

This fantastic plot of land would be the ideal purchase for a range of buyers seeking a beautiful location set within a desirable area which is just a short drive away from both Perth and Dundee City Centre.

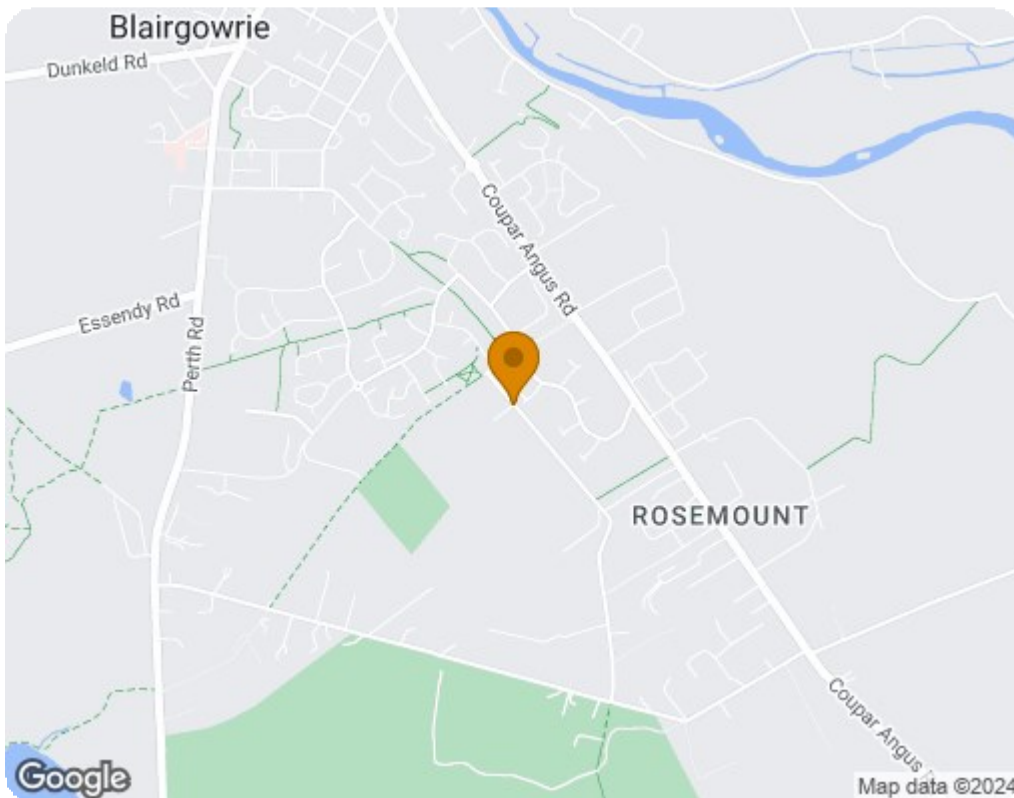
Planning application has been granted on this development (decision notice document can be provided on request). Full details can be found on Perth & Kinross Council's planning portal, visit <http://planningapps.pkc.gov.uk/> and enter reference 22/01473/IPL


We highly recommend taking a drive to have a look at this beautiful plot of land to appreciate the overall size and picturesque surroundings on offer.





- Beautiful Plot Of Land Width by Woodlands Road 68 feet House End 58.2 Feet Length 80 Feet
- Highly Sought After Location
- Outline Permission Has Been Granted
- Picturesque Views
- (Decision Notice Document Can Be Provided On Request).
- Application Reference: 22/01473/IPL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC 