

**Thorntons**   
*Let's get a move on!*



**Plot Greenknowes, Barnhill, Perth, PH2 7AY**

01738 443456 | [WWW.THORNTONS-PROPERTY.CO.UK](http://WWW.THORNTONS-PROPERTY.CO.UK)



**Greenknowes is a stunning and unique plot located in one of the most sought after areas of Perth.**

*Situated within the prestigious Kinnoull Hill, the plot borders Kinnoull Woodland Park and occupies a superior elevated position with open views westward over the River Tay to the city of Perth.*

The city centre and a wide range of amenities are within easy reach from the site. There are both primary and secondary schooling within a short distance and regular commuter bus & train services linking Perth and Dundee. There is straight forward access to the motorway system leading directly to Dundee the A90 and M90 motorway to Edinburgh.

The plot boasts a sizeable area of ground extending to approximately .33 acres (0.13 hectares) and a ruined cottage sits within the grounds. The plot offers detailed planning consent which has been activated, for a single dwellinghouse as well as an additional 1 acre of land directly to the west of the house plot with gradient down to the access lane below. Mains supplies of water and electricity are located to the west of the site and access rights for services has been granted. Drainage will be by means of a private system.

Directions:  
From Perth city centre travel east towards Dundee on the A85 Dundee Road, turn left onto Fairmount Terrace, after passing Balnacraig School turn left continuing up the hill, at the T-junction turn right and after a short distance turn left onto the existing access track. Greenknowes ruin is situated on the left approximately 100 meters up the hill.

*\*The wider plot for which planning has not been granted is subject to a 25 year clawback agreement with the current sellers with liability for 50% share of any uplift valuation.*



