

ANDREW G. MANDERSON & CO.

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

51 REFORM STREET, DUNDEE DD1 1SL

Tel. No. 01382 200840

Fax No. 01382 200486

FOR SALE

**BUILDING PLOT
32 REDFORD ROAD,
PADANARAM, BY FORFAR,
ANGUS DD8 1PZ**

FIXED PRICE: £55,000



Ideal opportunity to purchase this sizeable building plot. The property is situated within the picturesque rural village of Padanaram lying half a mile from the A90 with easy commuting services to Dundee, Brechin and Arbroath and two and a half miles from Forfar and Kirriemuir, each with its own range of retail, consumer, social, leisure, sporting and educational facilities.

The Plot extends to 576 square metres. It is believed that the services of electricity, water and drainage are available and prospective purchasers should establish the location of these services.

For viewing arrangements, prospective purchasers should contact the Selling Agent.



Authority

Angus Council

Angus House

Orchardbank Business Park

Forfar

DD8 1AX

Tel No: 03452 777 778

Website: www.angus.gov.uk

It should be noted that all room sizes are given for descriptive purposes only and no guarantee is given as to their accuracy. Prospective purchasers should note that unless their interest in the property is noted with us we cannot guarantee that notice of a closing date will be intimated and consequently the property may be sold without notice. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by the Centre or the Solicitor and they do not form part of an offer to sell.



REDFORD ROAD

EXISTING MUTUAL ACCESS

EXISTING ACCESS

EXISTING ACCESS

2400

5395

ILLUSTRATIVE GABLE ELEVATION OF PROPOSAL

NOTIFIABLE NEIGHBOURS

[1] Mrs Leith 34 Redford Road
Padanarum

[2] Servite Housing Association
Ltd
118 Strathearn Road
Broughty Ferry

[3] The Owner + The Occupier
30 Redford Road
Padanarum

24m

cultivated fields

-7m

30 Redford Rd

existing access

32 Redford R
[applicant]

[3]

Redford

1



20 Metres	0	20	40	60	80
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Ordnance Survey (R) LOCATION PLAN [1:1250] NORTH
OS Sitemap TM

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rev A - 22 oct 07 : mutual access
points added; illustrative cottage plan
added.

N O R T H

metres

1 0 1 2 3 4 5 | 6 7 8 9

SCALE

PROPOSED ACCESS

AREA OF PROPOSED SITE BOUNDED
IN RED EQUALS 490 SQUARE
METRES OR THEREBY

ILLUSTRATIVE FLOOR PLAN
3A4P COTTAGE
92 sq or thereby

32500 or thereby

Housing Development