



Shiells

Solicitors and Estate Agents

Plot 29, Sylvie Way
Orchardbank Business Park
Forfar, DD8 1AN

- c. 1 acre plot
- Class 6 use
- Storage Facility for
- Caravans & Lorry
- Trailers
- Offers potential
- Close to A90
- Adjacent to
- Industrial Estate
- & the town

Offers over £100,000

Plot 29 Sylvie Way
Orchardbank Business Park
Forfar
DD8 1AN

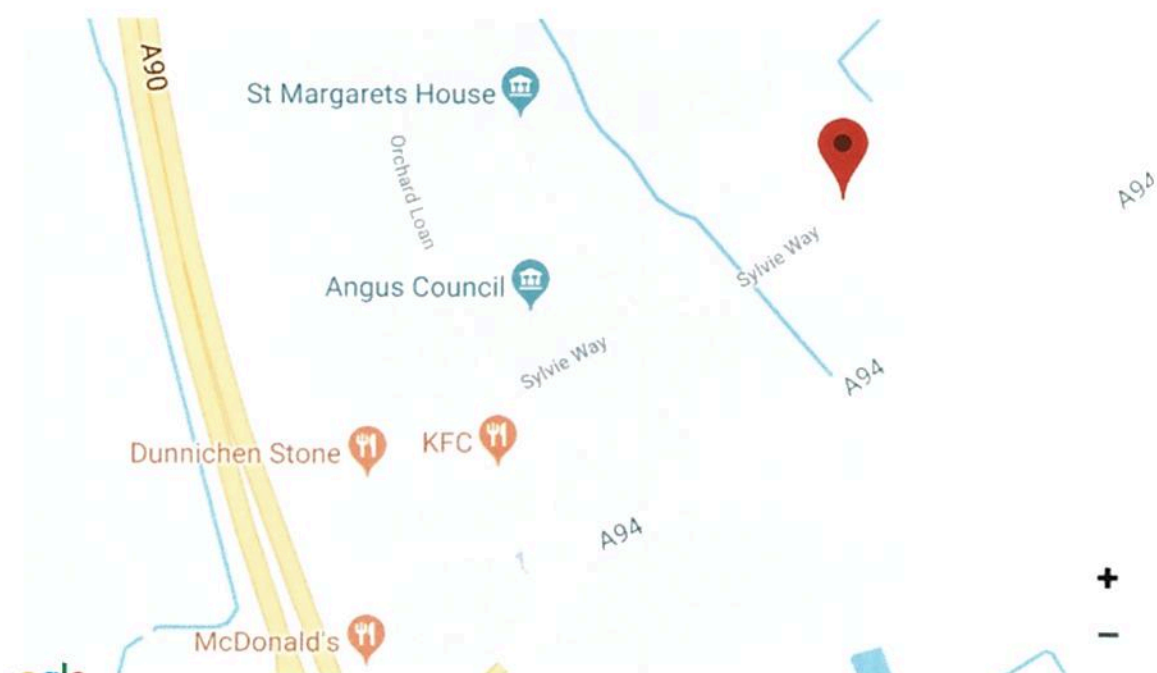
Forfar is situated between Dundee and Aberdeen just off the A90 dual carriageway and within easy commuting distance of Montrose, Arbroath and Brechin. The town has excellent educational facilities from nurseries to primary schools and the modern Campus, which incorporates the Academy, Community Learning and the town's Sports, Leisure and Recreational facilities. There are health clinics and dental surgeries in the town as well as a wide range of shops ranging from high street multiples to traditional local retailers. The county of Angus offers an unrivalled range of leisure pursuits for the active family with hill walking, hunting and fishing being widely available throughout the area. The Glens and the Cairngorm National Park are an attraction for the outdoor enthusiast. Golfers fare particularly well with a wide range of courses on offer locally.

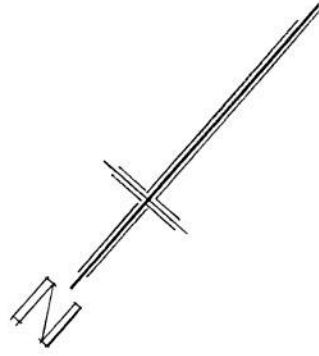
Forfar has a vibrant local economy as you would expect of a thriving market town. The property market has performed well in recent years in keeping with Angus as a whole and both residential and commercial property have been stable. The town has a reputation for thriftiness and at one time had the highest per capita savings balances in the region. Given positive trading conditions and an optimistic outlook for the economy this property should be a sound investment for the future. It obviously requires a buyer with a sound business plan, the vision, drive, good marketing skills and commitment to fully appreciate its value.

The property occupies a prominent site within this business park which is located just off the A90 dual carriageway. It is located in close proximity to the Angus Council headquarters as well as a range of retail units which include McDonalds, KFC and the Dunnichen Stone public house and restaurant. The property which extends to 1 acre or thereby is available with Class 6 use as a Storage Facility for Caravans and Long Term Lorry Trailers. Any enquiries should be forwarded to the selling agents in the first instance.

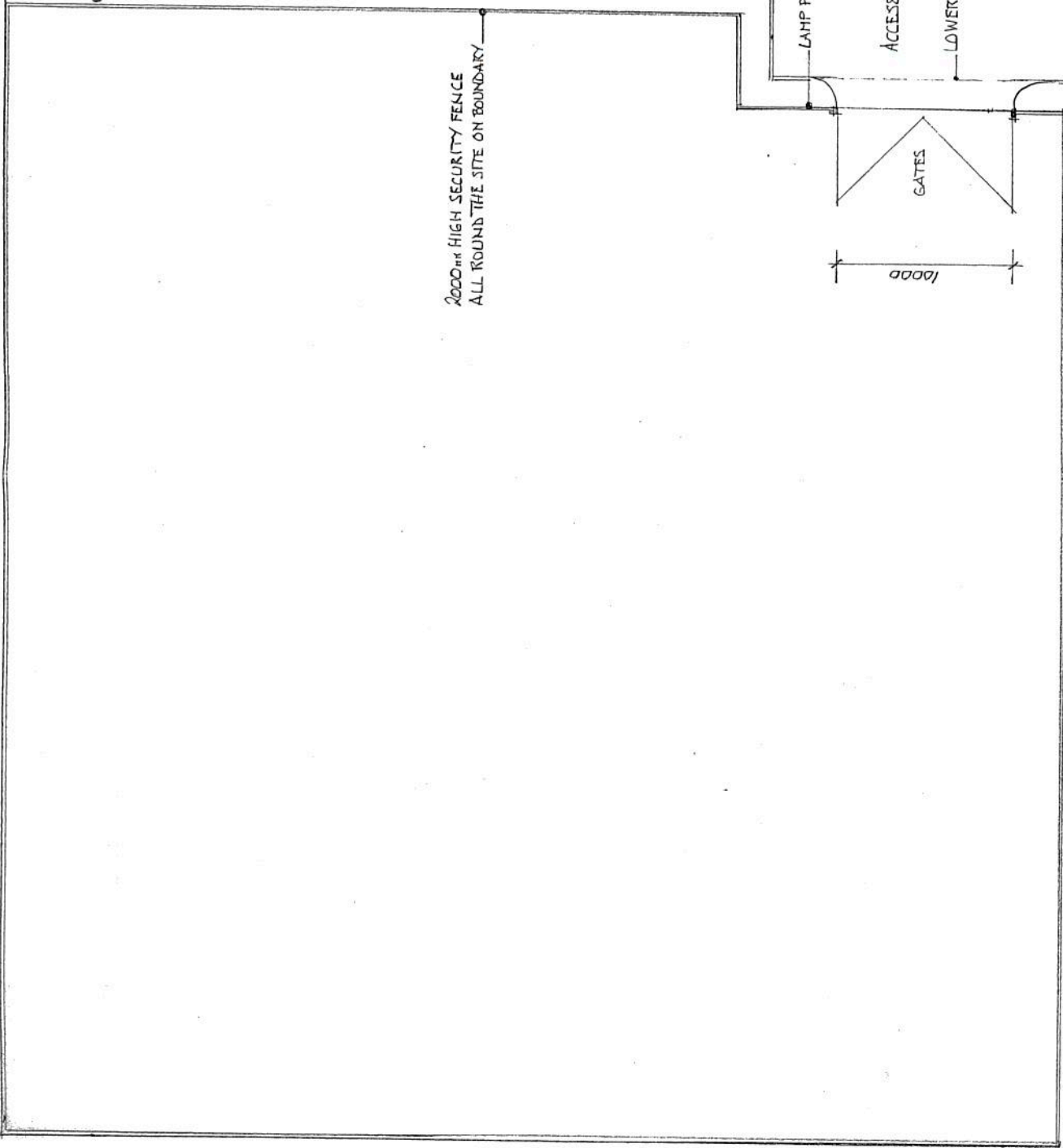
Shiells Solicitors
31a St David Street
Brechin
DD9 6EG

Tel: 01356 624458
Fax: 01356 625232
Email: shiells@shiells-law.co.uk





PLANU/NG @ ANGU . GOV . UK



PROPOSED CARAVAN AND LONG TERM LORRY TRAILER STORAGE COMPOUND

AT ORCHARDBANK, FORFAR SCALE ~ 1:250

