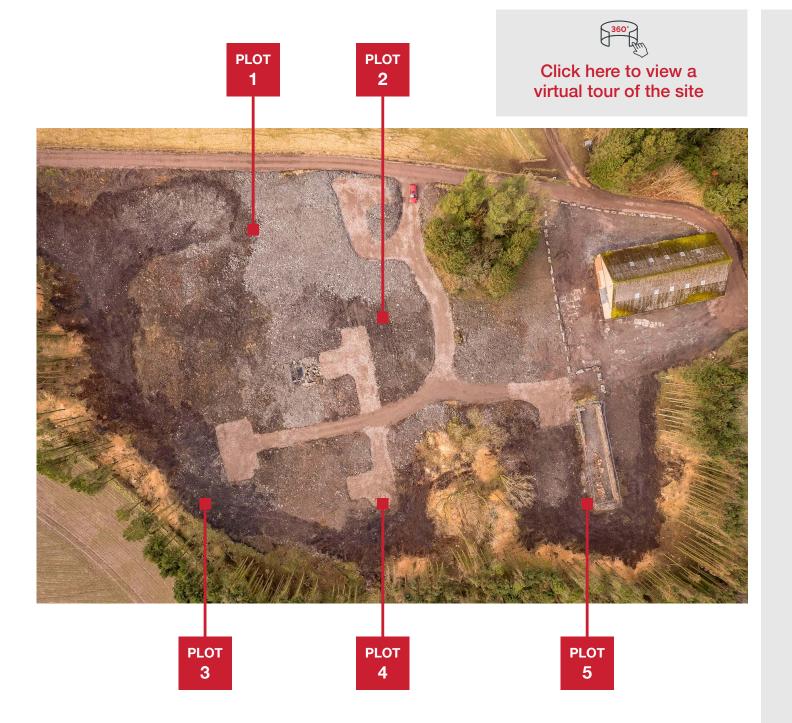




Development Opportunity -Slade Farm

Carmyllie, by Arbroath DD11 2RE





Summary

Thorntons is pleased to offer to the market for sale an exclusive development opportunity with planning approval in place for the erection of five large individual and unique, detached dwellings each set within generous-sized plots. An additional benefit for developers or investors to consider is the access road to the site has been recently upgraded with passing places installed, in addition, each plot drive and the plot areas are established, and the plot location is now clearly identifiable. QR codes are available to view on site and the website each showing the street view and where the individual dwellings sit in the development. Utility quotes and plans have been obtained by the current owner and are available on request.

The plot areas are from 988m² up to 1540m² whilst the five houses range in size from 249m² up to 293m² with an average garage size of around 30m². Electricity and water are located nearby, drainage is via a SUDS pond and septic tanks that are required to be installed.

Located in an idyllic rural setting with private woodland, Carmyllie is a 10-minute drive northwest of the town of Arbroath. Carmyllie is also within an approximately 15-minute drive to the larger towns of Brechin, Forfar, and the City of Dundee.

Within the surrounding Angus townships, there are mainline railway stations that all provide main links to Dundee, Aberdeen, Edinburgh, and Glasgow as well as further afield.



"Plot areas are established, the plot location is now clearly identifiable and QR codes are available to view on site"















Perspective Views

B - Plot 2 **D** - Plot 4



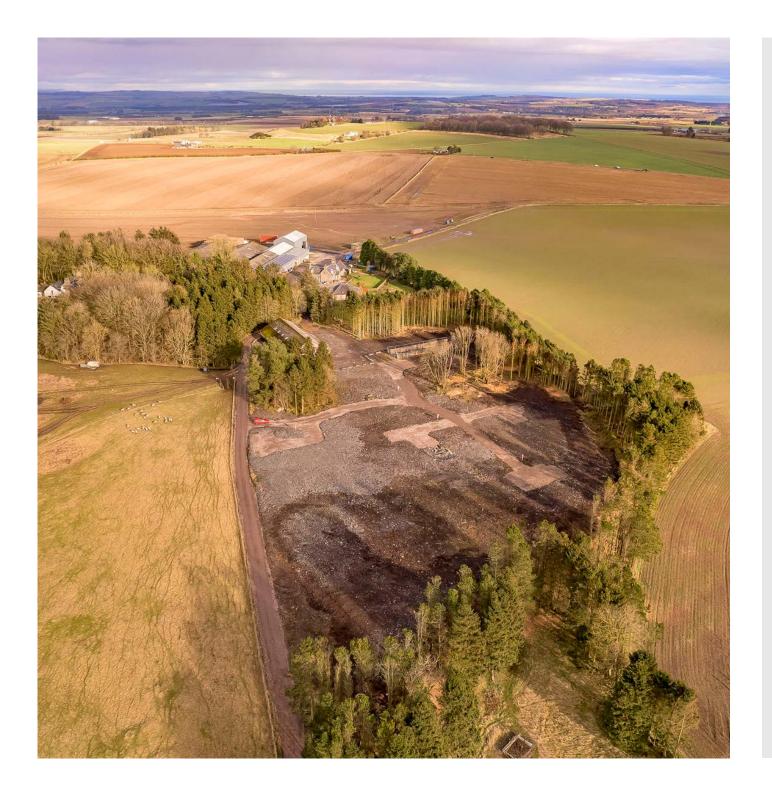














For further information or to arrange a viewing contact **Thorntons New Homes Team** at **newhomes@thorntons-law.co.uk** or telephone **01382 200099** and ask to be transferred to **Natalie** or **Tracy** in the New Homes Team.

Important Notice: These sale particulars were prepared based on information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given, and any prospective purchaser should not rely upon them as statements or representations of fact. Furthermore, neither Thorntons LLP nor its partners or employees assume any responsibility, therefore. Any photographs included in these particulars are for general information. Some images may be computergenerated and are for illustration purposes only. Any descriptions, measurements, or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings and fixtures, and moveable items are for guidance only.





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