

Thorntons 
The right way to move

Development Plot

Crosston Farmhouse
Crosston, Aberlemno, Forfar
DD8 3PE



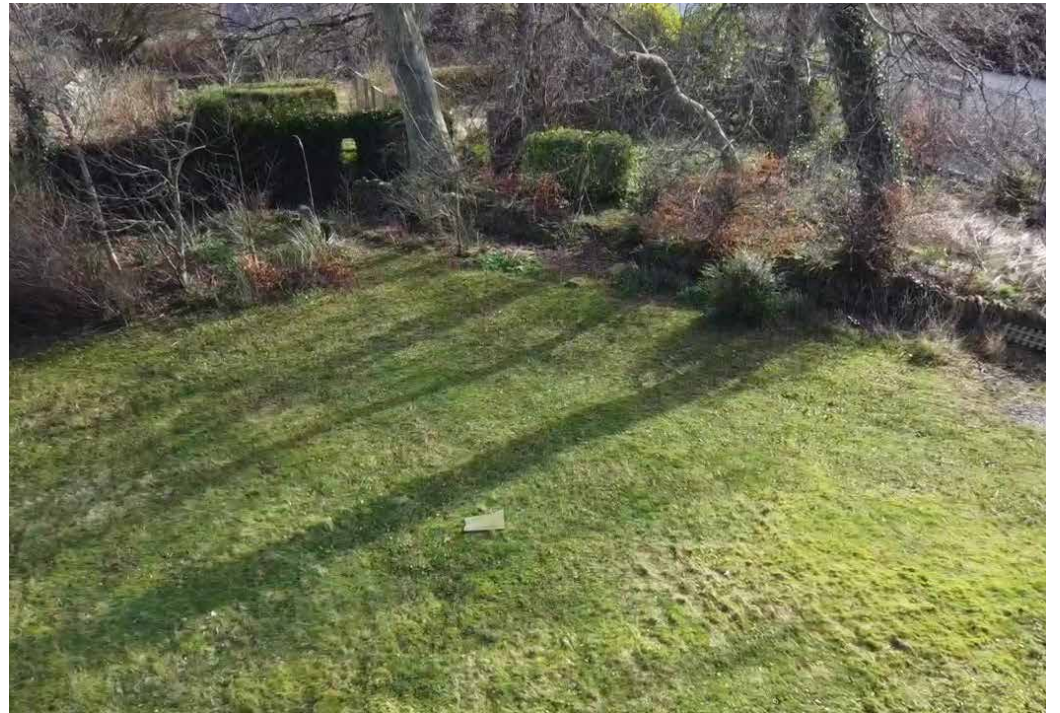


A spacious building plot incorporating a walled garden

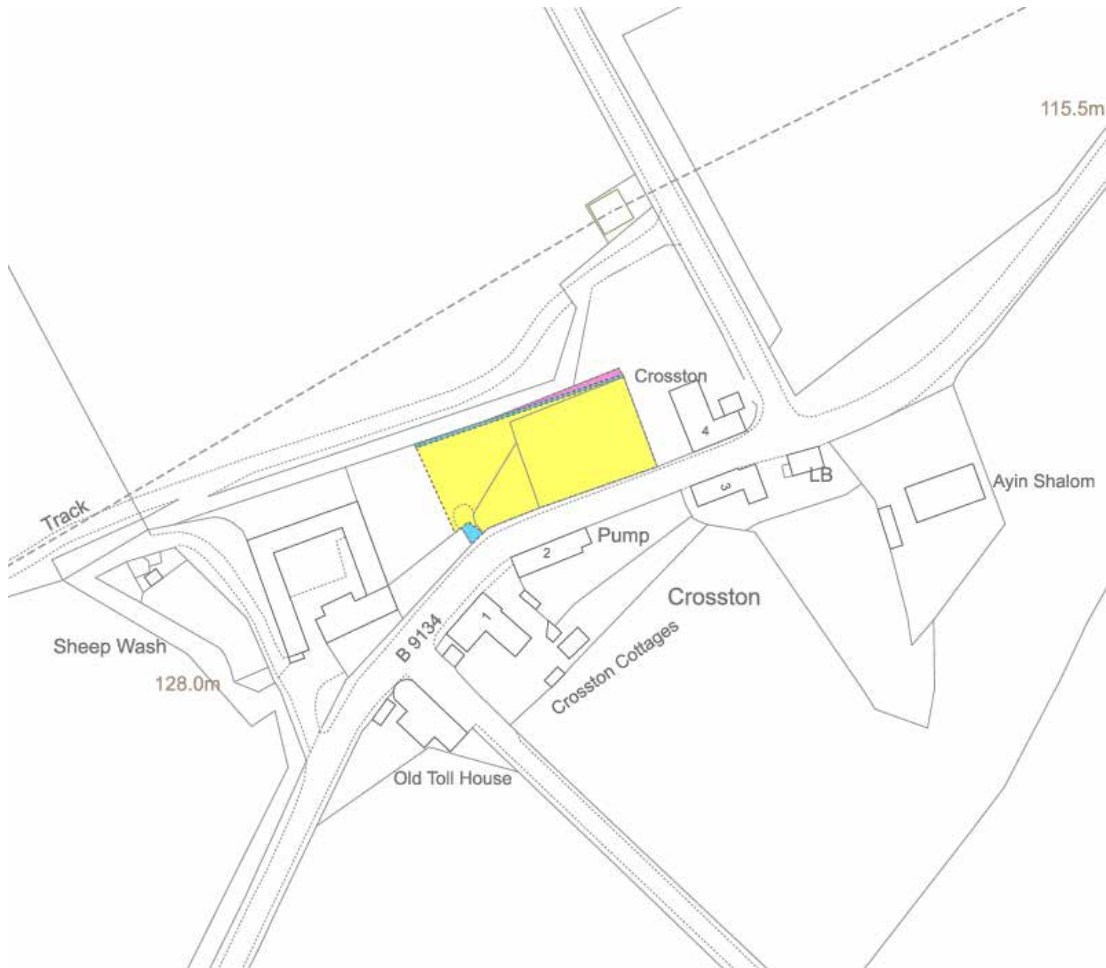
Thorntons is delighted to introduce to the market a spacious building plot incorporating a walled garden. The total area of land for sale is approximately 1300 square metres and there is planning approval for the erection of a three-bedroom detached house. There are main water and electricity connections with ample area available within the site boundary to accommodate a private drainage system and soakaways. Previously there was permission for the erection of two dwellings on the site although the current approval is for only one dwelling.

Situated almost equidistant from Forfar and Brechin, on the B9134, is the small, quaint village of Aberlemno. Perfect for those looking to immerse themselves in a rural lifestyle, Aberlemno is surrounded by picturesque countryside, the ideal backdrop for those who love to spend time outdoors walking, running, or cycling. The village hall hosts several classes and groups for all ages, abilities, and interests, as well as a community council and committee allowing residents to get involved with their local community. Aberlemno is well-known for the Aberlemno Pictish Stones, a selection of carved standing stones dating from the early medieval period, with the village's Parish Church also indicating the area's rich history. Aberlemno Primary School is near and within walking distance from the plot and offers nursery and primary education, pupils usually progress to Brechin High School for secondary schooling. Independent Lathallan School and Dundee's private education options are just over a 30-minute drive from the village. Forfar and Brechin are a short drive away from Aberlemno, with both towns offering a wealth of amenities such as shops (including several major supermarkets), leisure and fitness facilities, doctor's surgeries, pharmacies, hairdressers, barbers, and beauty salons, as well as a wide range of cafés, restaurants, and bars. The proximity of the B9134 and the A90 allows swift and easy travelling from the village, Aberlemno also benefits from a bus service.

**For more information contact
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Site Plan



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