

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



Building Plot with Detailed Planning Permission Land South of The Whins, The Brae, Kirkton of Auchterhouse, DD3 0RE

- **Elevated Building Plot Extending to 2400 sqm or thereby**
- **Planning Permission for 4/5 Bedroom 1.5 Storey Dwelling House**
- **Architects & Engineers Drawings Available**
- **Full Building Warrant Granted**
- **Substantial Plot within Scenic Semi Rural Location**
- **Countryside Views**
- **Convenient Access to Dundee City, Ninewells Hospital & Universities**
- **Convenient to A90 Dundee Perth Dual Carriageway**
- **Close to Auchterhouse Primary School**

FIXED PRICE £150,000

This building plot is being offered for sale within a scenic, semi rural location close to the Sidlaw Hills and has countryside views over the surrounding landscape. The cities of Dundee and Perth, Ninewells Teaching Hospital and both Dundee Universities are within a short commute. The village of Auchterhouse benefits from its own local primary school.

The plot extends to 2400sq metres and has all the required mains services close by. Water, Electricity and Openreach supplies are in the plot area with Scottish Water's public sewer located less than 5m from the boundary.

Architect's approved working drawings are available for a 4/5 bedroom detached 1.5 storey villa with a bright sunlounge and integrated double garage. The sunlounge with its large, glazed gable will enjoy magnificent views in a South Westerly direction over the adjoining countryside. The proposed property will boast a private drive from 'The Brae' passing up the North side of the existing 'Whins' dwelling that will bring you round into a private yard at the rear of the new house.

This is an excellent self-build/development opportunity to obtain a substantial plot with full planning permission and building warrant in the much sought after community of Auchterhouse.







DO NOT SCALE FROM DRAWINGS

A.S. Rogers & Young Ltd.
Chartered Architect & Surveyors
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Job Title: Proposed New House Plot on Land adjacent to The Whins Auctionhouse For Guild Homes

Scale: 1:1250 & 1:500 Date: July 2021

Drawing Title: Drawn By: JEN

Client: JEN

Drawing No.: 2002779/01 Checked By: JEN

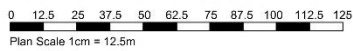
Revisions: a: 2020/09/01 altered, section line added (see 01)



Proposed new Native mixed hedge (Hawthorn, Holly & Beech) to be planted in a double row with staggered centres at a spacing of 400-500mm between plants. As per Angus Council Advice Note 23.



Location Plan - Scale 1:1250



Site Plan - Scale 1:500





West Elevation



East Elevation

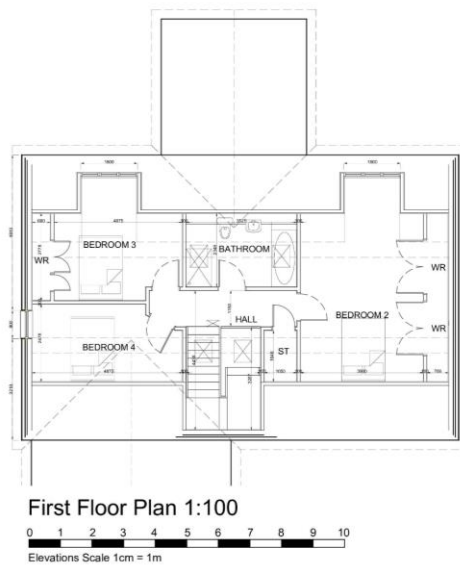
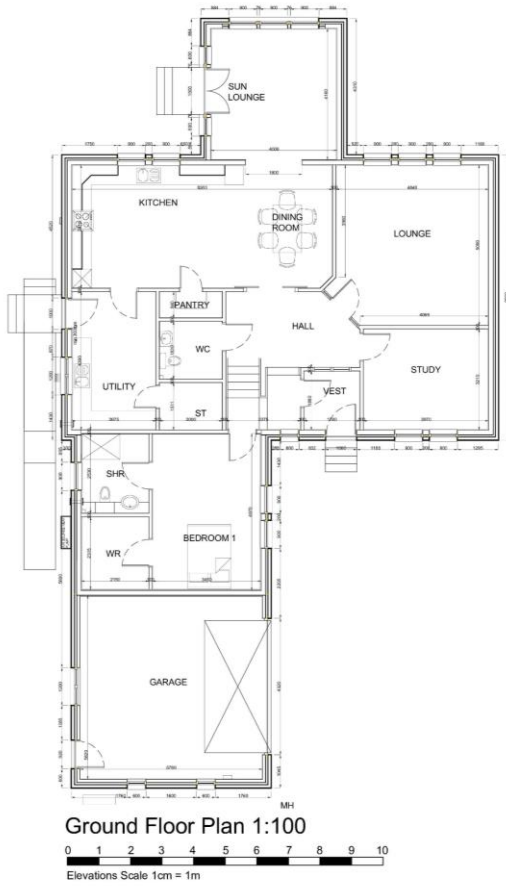


North Elevation



South Elevation





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1/2 Clerk Street, Brechin	
Tel: 01574 621235 Fax: 01574 621244	
Email: info@atsrogers.com	
Job Title: Proposed New House Plot on Land adjacent to The White Auchterhouse For Guild Homes	
Scale: 1:100	Date: Nov 2024
Drawing Title: House Plans & Elevations	Drawn By: JMS
Drawing No: 2024/0001	Checked By: MS
Revisions:	



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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