

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



South East Elevation



Lochmill Farmhouse & Paddock, By Forfar, DD8 1QZ

- **Building Plot Extends to 2998sqm with Planning**
- **Paddock 6485sqm (1.6 acre or thereby)**
- **Scenic Rural Location**
- **Southerly Views over Surrounding Countryside**
- **Close to A90 Connecting to Major Routes North & South**
- **Adjacent to Services**
- **Planning for 4 Bedroom 1.5 Storey dwelling & Triple garage**
- **Architects Drawings Available**
- **Convenient for All Amenities**
- **Farmhouse to be Demolished & Cleared from Site by Seller**

Fixed Price £180,000

FORFAR – 3 miles ABERDEEN – 55 miles Dundee- 15 Miles

This detached farmhouse and paddock is situated approx. 3 miles from the County Town of Forfar in a scenic and picturesque rural location. Forfar offers a broad cross section of social, leisure and consumer facilities including primary and secondary schooling, Community campus, Lochside Country Park, major supermarkets and independent retailers. The historic village of Glamis, childhood home of the late Queen Mother is only 4.5 miles away and also has a primary school and local shop and post office. Angus is well known for its range of outdoor pursuits including hillwalking in Angus Glens with some of the finest scenery in north east Scotland, skiing at Glenshee, fishing on the Rivers North and South Esk Loch fishing at Rescobie and many fine golf courses at Kirriemuir, Forfar, Alyth, Edzell and the Championship Course at Carnoustie. The Dundee Aberdeen dual carriageway is only a short drive away and connects to major routes north and south. There are east coast mainline railway stations at Dundee and Arbroath and regular flights from Dundee to Heathrow airport.

This existing farmhouse and paddock is being offered for sale with detailed planning consent and architects drawings for a 3 Public, 4 Bedroom, 4 Bathroom 1.5 Storey dwelling house with triple garage. The paddock extends to approx. 1.6 acre or thereby. May be suitable for a change of house type subject to the usual planning conditions, consents etc. The farmhouse will be demolished and cleared by the seller.

The substantial plot has services close by- water, electricity and Open Reach services adjacent to site.

This is an ideal opportunity for a self build or development project in an idyllic rural location.

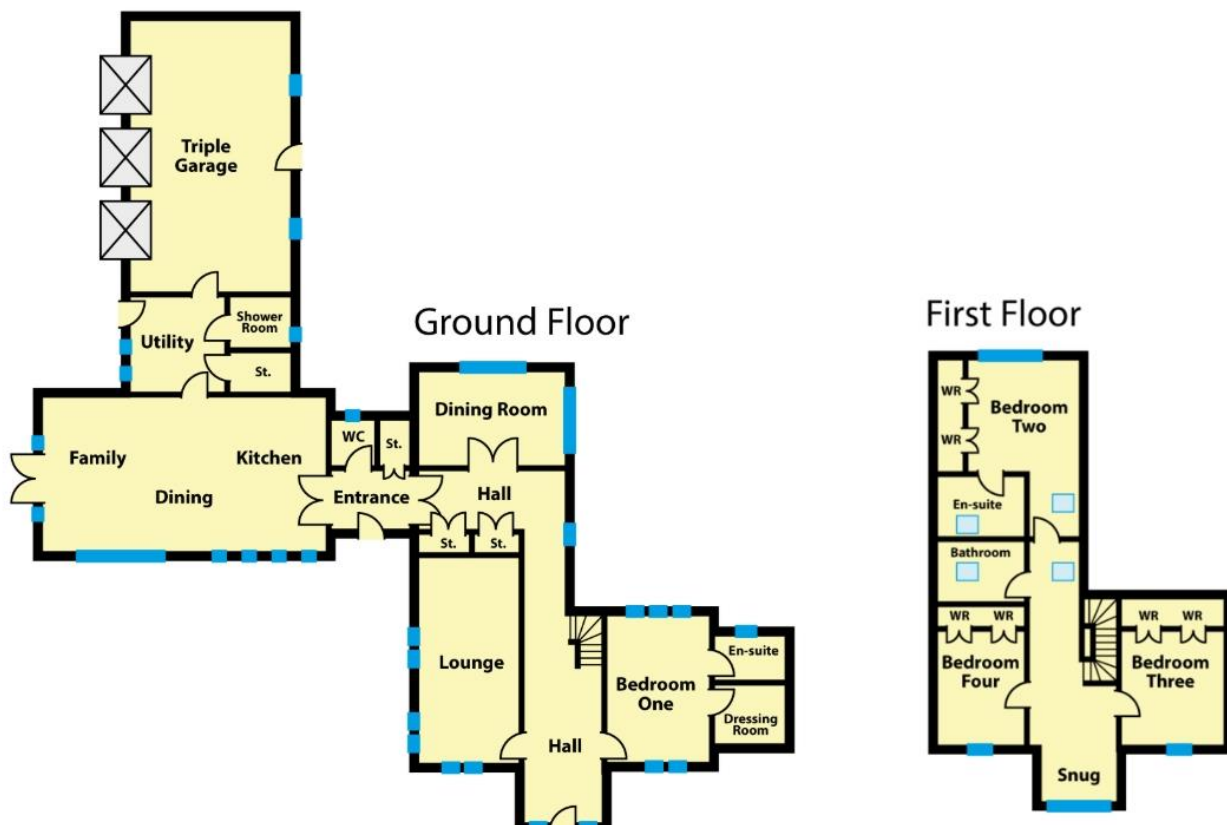
Floorspace

Ground Floor – 261 m²

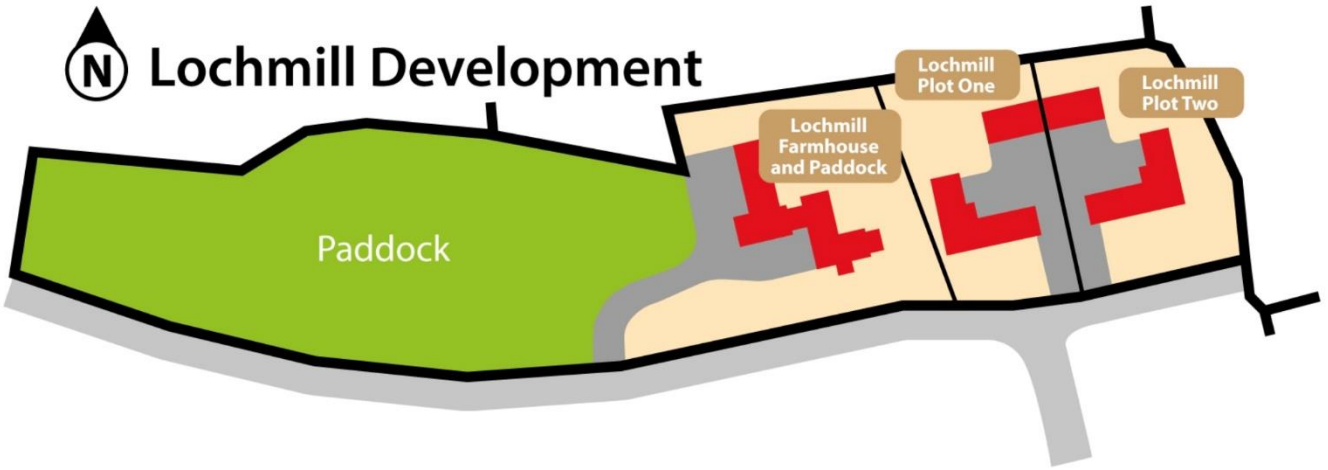
First Floor – 129m²

Total – 390m²

Garage Internal – 69m²



N Lochmill Development





South East Elevation



North East Elevation



North West Elevation



South West Elevation



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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