

Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



South Elevation



Plot 2, Lochmill, By Forfar, DD8 1QZ

- **Building Plot**
- **Scenic Rural Location**
- **Extends to 1807 sqm**
- **Southerly Views over Surrounding Countryside**
- **Close to A90 Connecting to Major Routes North & South**
- **Close to Services**
- **Architects Drawings Available**
- **Convenient for All Amenities**

Fixed Price £140,000

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

This building plot 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 plot is being offered for sale with detailed planning consent and architects drawings for a 3 Public, 4 Bedroom, 3 Bathroom 1.5 Storey dwelling house with triple garage.. May be suitable for a change of housetype subject to the usual planning conditions, consents etc.

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.

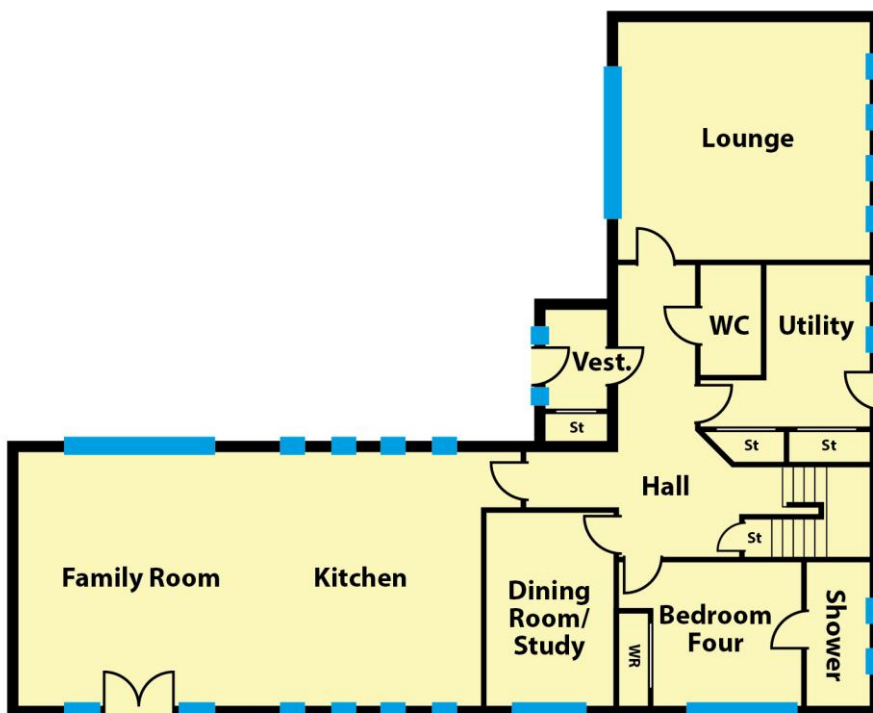
Floorspace

Ground Floor – 182 m²

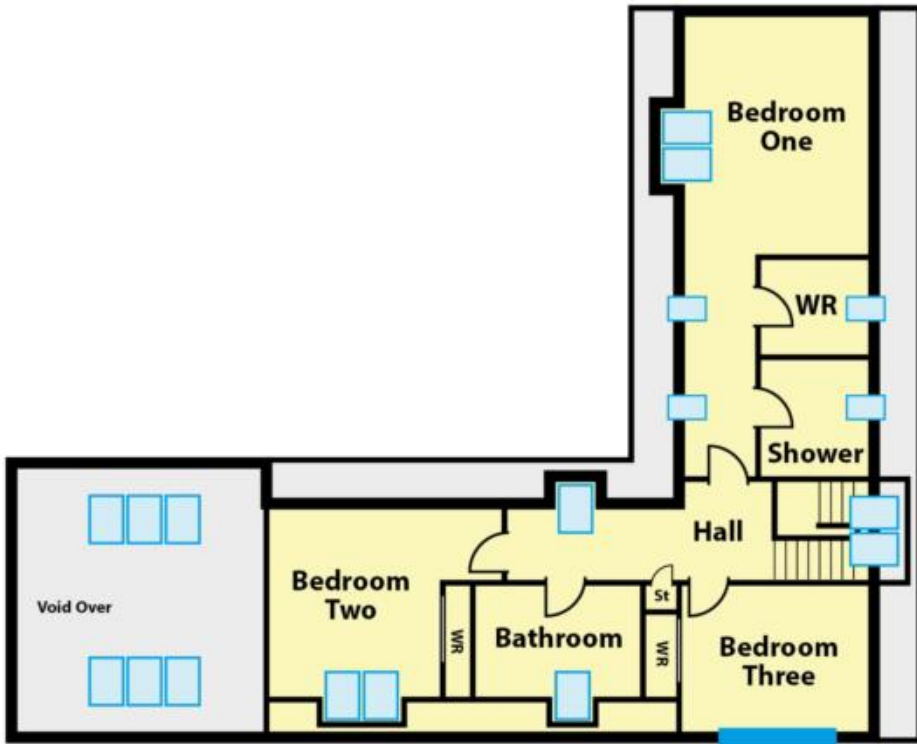
First Floor – 106m²

Total – 288m²

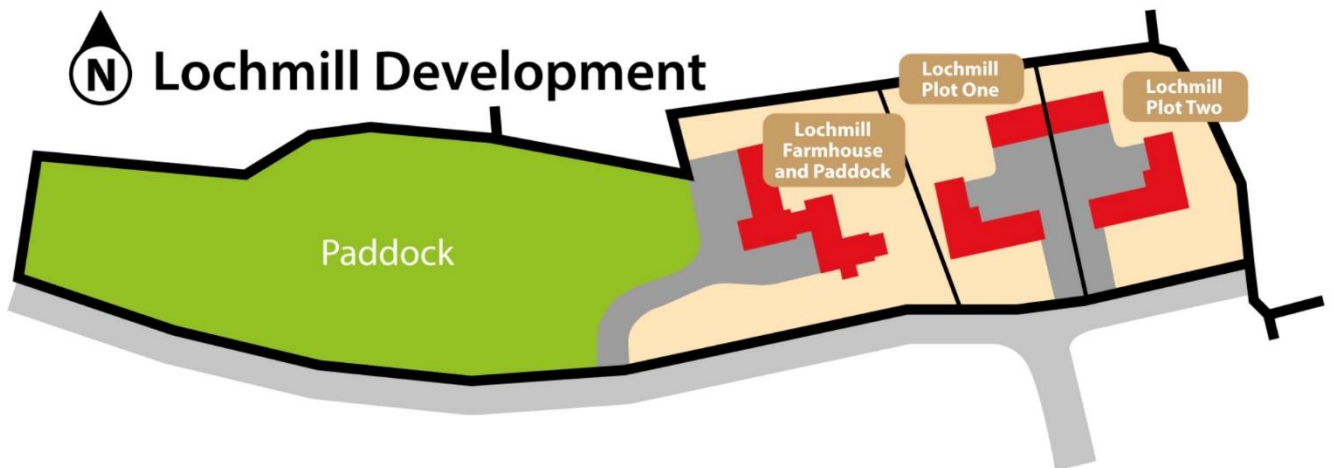
Garage Internal – 71.5 m²



Ground Floor

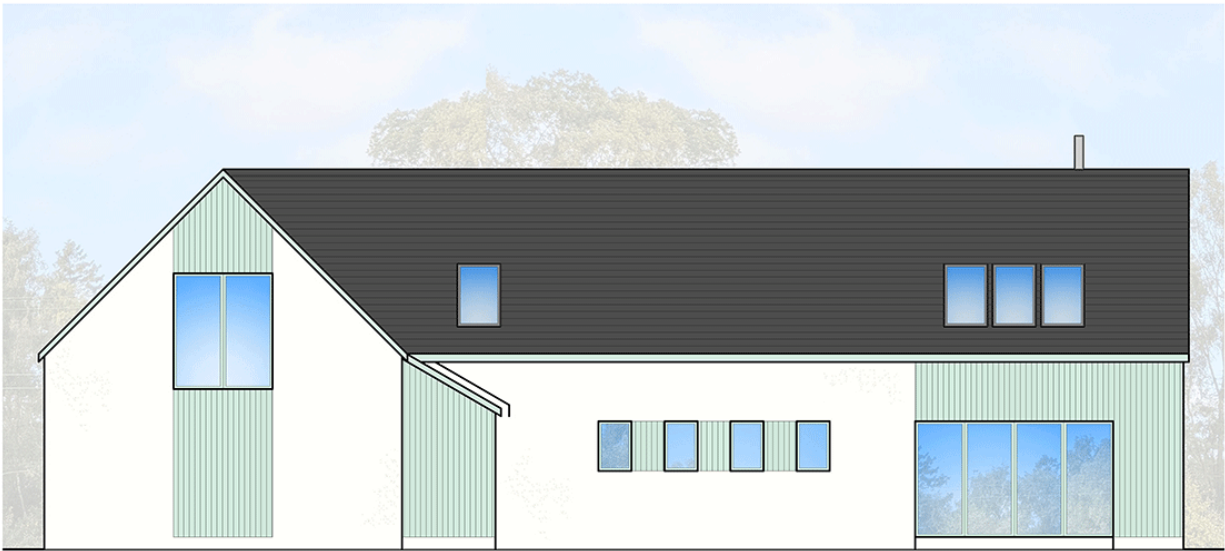


First Floor





South Elevation



North Elevation



East Elevation



West Elevation



North Elevation



South Elevation



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All you need



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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