

Property for Sale

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Fully serviced self-build plots for Sale, Beech Hill, Lour Road, Forfar, DD8 2DS

Beech Hill, Lour Road, Forfar, DD8 2DS

Rare opportunity to obtain a building plot in one of the most sought after locations in the County Town of Forfar only a short distance from the town centre and all local amenities and services including shops, schools, supermarkets and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities, and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The development comprises of 7 large plots for the erection of dwellinghouses alongside the refurbishment of an existing building. The developer, Cullross Ltd, will be installing an access road connecting Lour Road directly to the site, providing convenient access for all vehicles. In addition, they will be installing foul and surface water drainage, and power / water to the boundaries of all eight housing plots, ensuring essential services are in place.

There is planning permission in place for four contemporary house styles, along with the refurbishment of the existing dwelling.

This is an ideal opportunity to obtain a self-build, fully serviced plot, with detailed planning in place, which has been coordinated by Cullross Ltd.

PRICES FROM £90,000

BEECH HILL, LOUR ROAD, FORFAR





Plot No.	Price
Plot 1	£ 135,000.00
Plot 2	£ 90,000.00
Plot 3	£ 97,500.00
Plot 4	RESERVED £ 150,000.00
Plot 5	£ 97,500.00
Plot 6	£ 120,000.00
Plot 7	£ 100,000.00
Plot 8	RESERVED £ 115,000.00





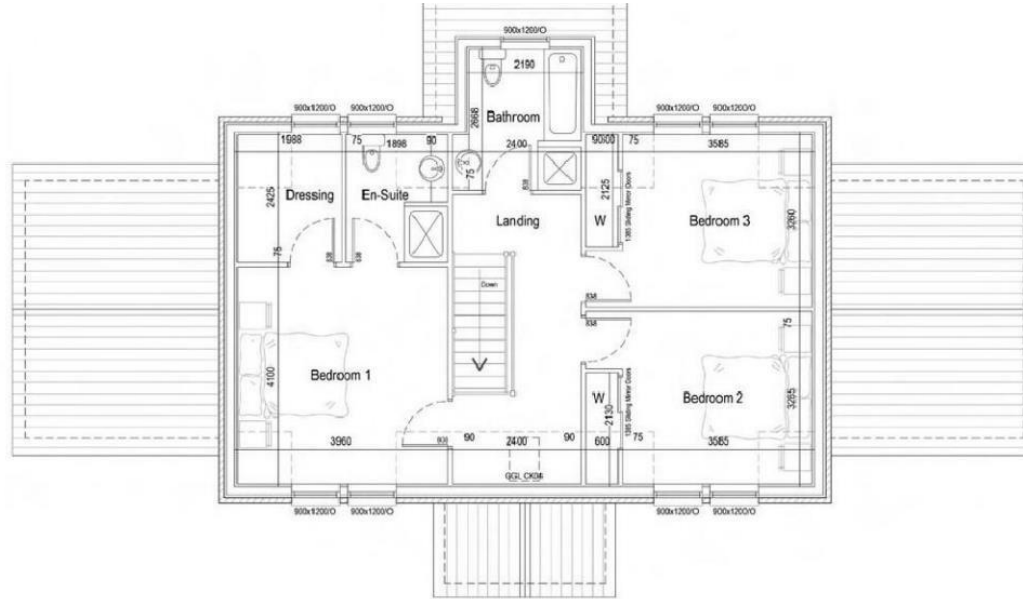
- Vestibule & Hallway
- Library/Study Area
- Lounge
- Open Plan Kitchen
- Dining Room
- Utility Room
- Shower Room
- Family Room
- 4 Bedrooms
- Dressing Room & En-Suite
- Family Room
- Generous Gardens
- Private Parking

The Swale, a 4 Bedroom detached 1.75 storey villa extending to 186.38 sqm

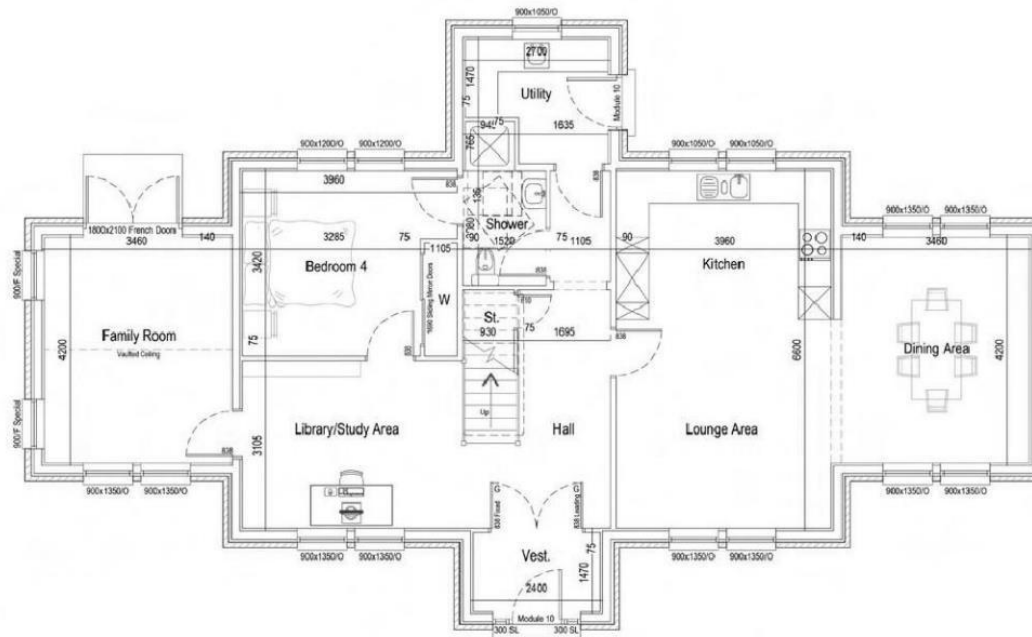
This double fronted house features four generously sized bedrooms, alongside a dedicated library/study area, a spacious open plan kitchen, lounge, dining area and an additional family room. With its well thought out design this home provides ample space to accommodate your needs and expectations for comfortable living.

Upon entering the property you are greeted by a welcoming foyer that leads into the heart of the home. The open plan kitchen provides ample counter space with an adjoining lounge and dining areas creating a seamless flow for entertaining and family gatherings. This is enhanced by large windows that flood space with natural light. The additional family room offers a versatile space that can be adapted to suit your lifestyle whether it be a playroom, media room or secondary lounge. The dedicated library study area provides a quiet retreat for work or leisure reading.

Upstairs, four generously size bedrooms offer a haven of relaxation. The main bedroom features are a walk-in closet and an en-suite bathroom. The remaining bedrooms share a family bathroom. Outside, the property includes generous external garden space. Additional features include a utility room, storage throughout and private parking spaces.



First Floor Plan



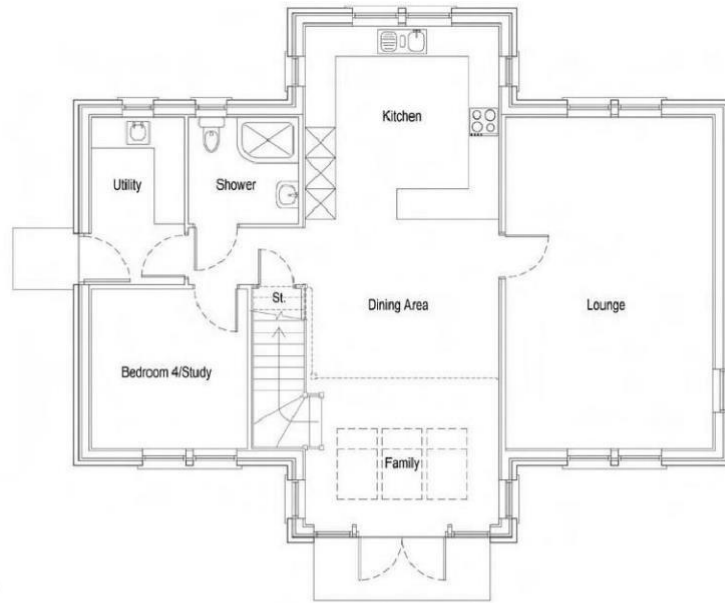


- Hallway
- Lounge
- Dining Room
- Kitchen
- Family Room
- Shower Room
- Utility
- Bedroom 4/ Study
- Gallery Landing
- 3 / 4 Bedrooms
- En-Suite
- Walk in Wardrobe
- Generous Gardens
- Private Parking

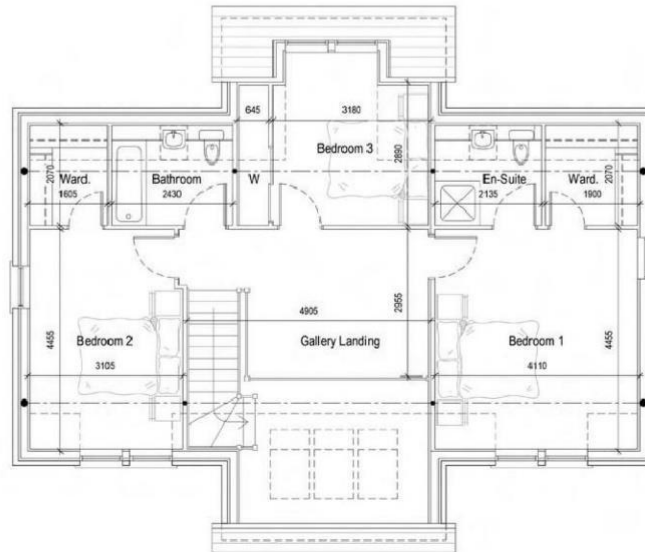
The Ord, 4 Bedroom 1.75 storey Detached Villa extending to 172.82sqm

This four bedroom property showcases appealing design providing ample space for both living and entertaining. The ground floor comprises a spacious open plan kitchen with dining area that spans the length of the house. This modern kitchen central island serves as both a functional workspace and a casual dining area. The dining area offers plenty of space for a large dining table making it perfect for small and large gatherings. The lounge is designed for both comfort and style, with ample seating areas that encourage relaxation and socialising. Expansive windows either side of the lounge have views over the surroundings but bring abundant natural light, offering a bright and inviting atmosphere. These windows enhance the connection between the indoor and outdoor spaces, allowing for seamless flow of light and air. There is a utility room perfect for handling household chores and a ground floor bathroom adds to the convenience.

On the first floor you will find three generous sized bedrooms. The main bedroom is spacious and has a walk-in wardrobe and an en-suite bathroom. The remaining bedrooms are equally well appointed offering ample closet space and large windows, again providing natural light. These bedrooms share a family bathroom equipped with modern fixtures and finishings. Outside, the property includes generous external garden space. Additional features include storage and private parking spaces.



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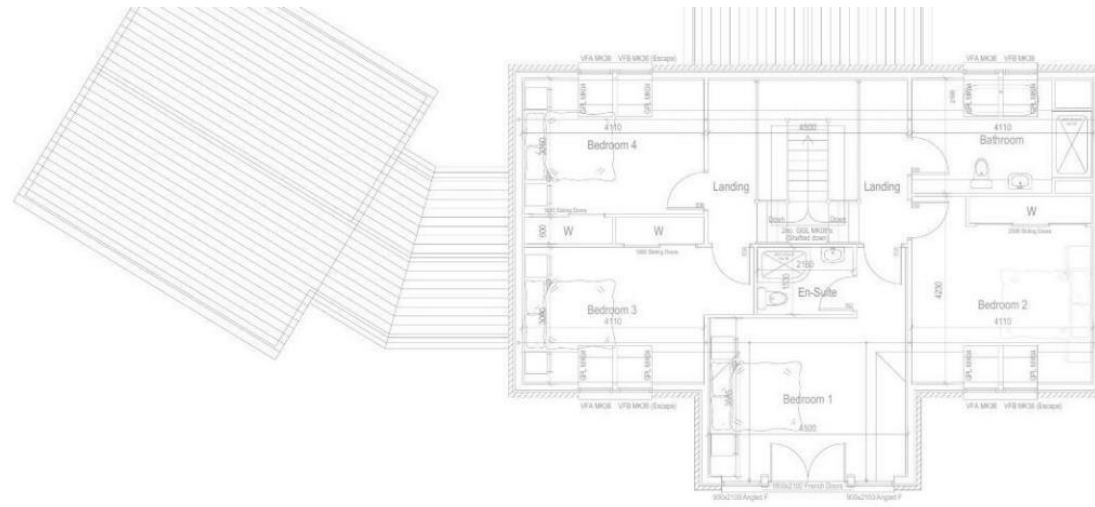


- Vestibule & Hall
- Lounge
- Kitchen Dining
- Utility
- 5 Bedrooms
- 2 En-Suites
- Cloaks WC
- Family Bathroom
- Generous Gardens
- Double Garage
- Private Parking

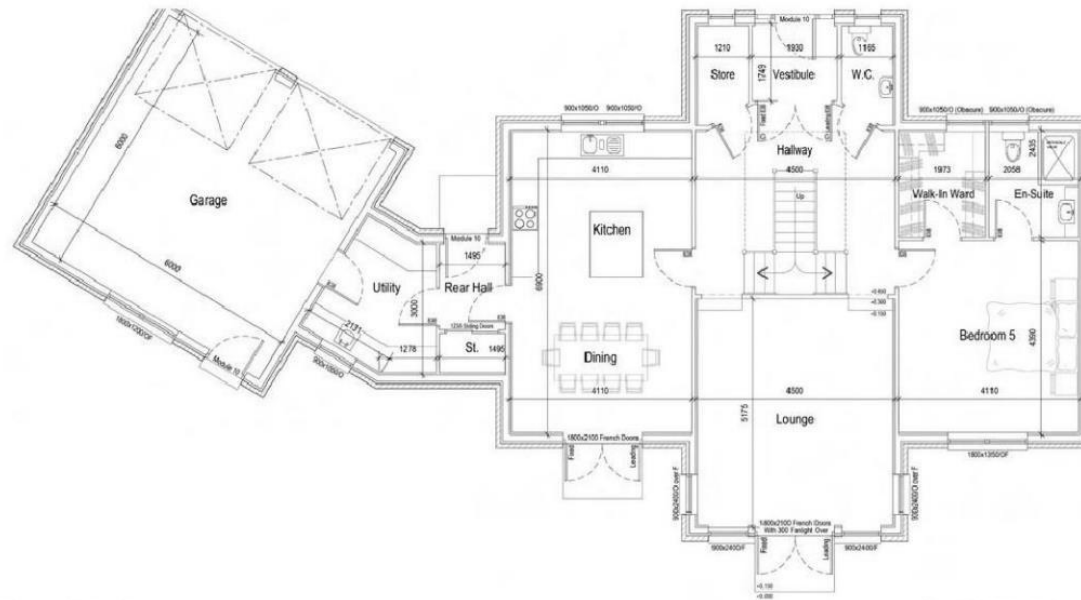
The Woodpecker, a 5 Bedroom Detached 1.75 storey Villa extending to 220.41 sqm. (excluding garage)

This five bedroom home is designed to offer ample space and thoughtful amenities for contemporary living. As soon as you enter the home you are greeted by the centrally positioned staircase, which serves as a focal point and provides easy access to the upper floors. The property includes an integral double garage providing convenience and security for vehicles as well as additional storage space. This practical aspect of the home seamlessly integrates with the overall design. On the ground floor, the home is designed with entertaining in mind. The open plan dining and kitchen area is the heart of the home. The space is perfect for both every day family meals and hosting dinner parties. The adjoining dining area provides plenty of room for a large dining table making it ideal for larger gatherings. Adjacent to the kitchen and dining area is a spacious, light filled lounge, which has been designed for both relaxation and socialising. This inviting space is highlighted by large double doors that open out to the external garden spaces, creating a seamless transition between indoor and outdoor living.

One of the five bedrooms is located on the ground floor and has a wardrobe and en-suite bathroom. The remaining bedrooms are on the upper floor and enhanced by large windows, which not only add architectural interest but also flood the space with natural light. Outside, the property includes generous external garden space, and additional features include utility room, storage throughout and private parking spaces.



First Floor Plan





- Vestibule & Hall
- Lounge
- Open Plan Kitchen
- Family/Dining Room
- Shower Room
- Utility Room,
- Upper Floor Seating Area
- Family Bathroom
- 5 Bedrooms
- 2 En-Suites
- Generous Gardens
- Garage
- Private Parking

The Eider, 5 Bedroom 1.75 storey Detached Villa extending to 289.12 sqm (excluding garage)

The thoughtfully designed five bedroom home's layout ensures that every inch of the property is utilised effectively, providing both practical and luxurious living spaces. The heart of the home is the generously sized open plan kitchen, lounge, and dining area. The kitchen is equipped with ample counter space and a central island which serves both as a functional workspace and a casual dining spot making it the perfect hub for family interactions. The dining area is situated adjacent to the kitchen, and can comfortably accommodate a large dining table, making it ideal for both family meals and entertaining guests. The lounge area, seamlessly integrated into the open plan layout, provides a cosy and inviting space for relaxation. Large windows flood the room with natural light, enhancing the sense of space and connection to the outdoors. In addition to the main living areas, the home includes a practical utility room conveniently located to manage laundry and other household chores. This room is designed to keep the more functional aspects of home life organised and out of sight so that the main living areas are clutter free and serene.

One of the five bedrooms can be found on the ground floor. This bedroom features a spacious bedroom area and an en-suite bathroom. The other bedrooms can be found on the upper floor of the home and each room is designed with comfort and style in mind, ample storage and large windows that allow for natural light. The main bedroom suite features a spacious bedroom area, a walk-in wardrobe and en-suite bathroom.

Outside, the property includes generous external garden space. Additional features include a garage connected to the house which offers secure parking and extra storage space enhancing the home's functionality.



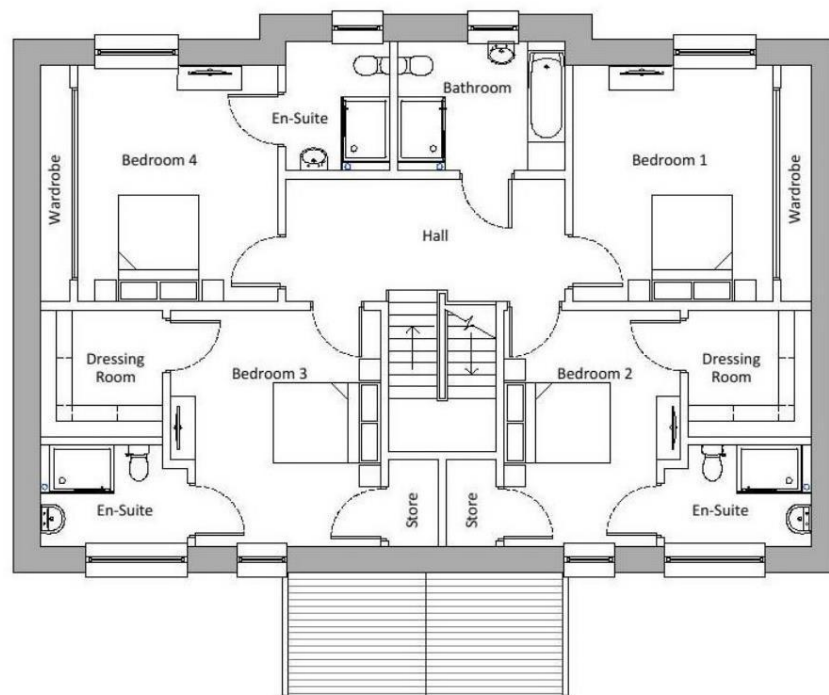
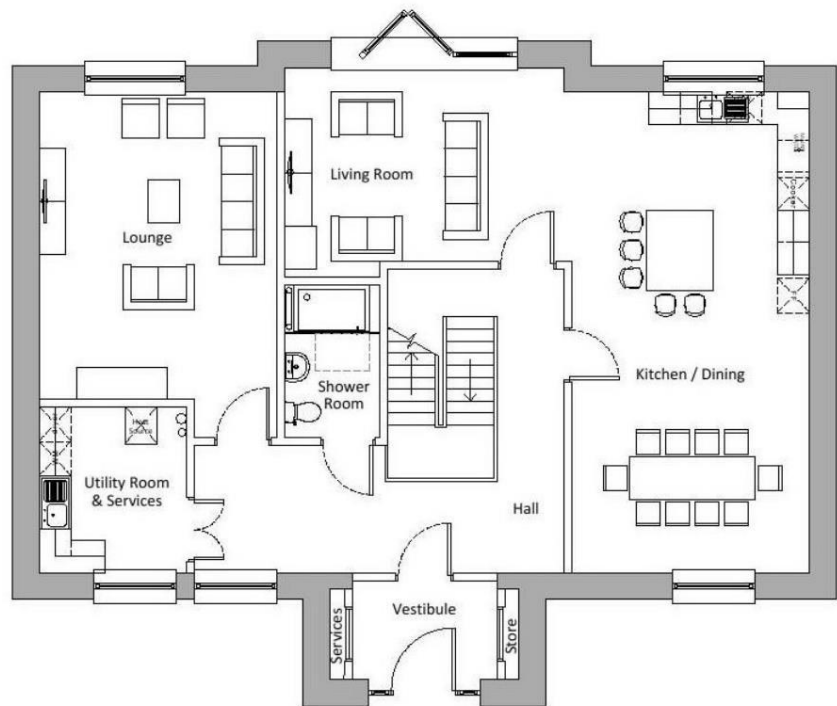
- Vestibule & Hall
- Lounge
- Living Room
- Kitchen Dining
- Utility Room
- Shower Room
- 4 Bedrooms
- 3 En-Suites
- 2 Dressing Rooms
- Family Bathroom
- Gardens
- Private Parking

Existing Building, 4 Bedroom 2 storey Detached Villa extending to 269.91m

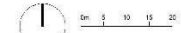
This detached property will combine modern living with historical character. The ground floor provides both an expansive open plan kitchen, dining, and living area, designed for both functionality and style. The kitchen features a sleek central island providing ample workspace and casual dining spot.

Adjacent to the kitchen, the dining area offers plenty of room for the large dining table, making it perfect for hosting large family gatherings or dinner parties. The living area seamlessly transitions from the dining space, providing a cozy spacious environment for relaxation and socialising. In addition to the open plan area, there is a separate lounge, ideal for more intimate gatherings or quiet moments. Large windows through the ground floor ensure the space is filled with natural light enhancing the connection between the indoor and outdoor spaces and preserving the historic charm of the building.

The ground floor also includes a practical utility room, perfect for managing household chores, and a convenient shower room, adding to the functionality of this level. Upstairs, the first four floor has four spacious bedrooms. Three of these feature en-suite bathrooms and two include dressing rooms. The large windows in each bedroom maintain the historic charm and provide natural light. A family bathroom with modern fixtures serves the first floor.



NOTES:
 1. DO NOT SCALE FOR CONSTRUCTION PURPOSES, DIMENSIONS ONLY TO BE TAKEN.
 2. SHEDDING DIMENSIONS BE PLIANT WITH THIS DRAWING. PLEASE REPORT THIS OFFICE.
 3. COPYRIGHT OF THIS DRAWING IS OWNED BY JMA ARCHITECTS.
 STRUCTURAL INFORMATION INDICATED ONLY, TO BE CONFIRMED BY STRUCTURAL ENGINEER.



SITE WORKS BOUNDARY
 Denotes site boundary

SITE OWNERSHIP BOUNDARY
 Denotes land to be developed as part of Planning Application

- UNIT TYPES**
- Woodpecker House (3 Bed) // 1 1/2 Storeys
 Approx. Area: 220.4m²
 2 No. Units (25% Unit Mix)
 - Eider House (5 Bed) // 1 1/2 Storeys
 Approx. Area: 289.13m²
 1 No. Units (12.5% Unit Mix)
 - Swale House (4 Bed) // 1 1/2 Storeys
 Approx. Area: 186.38m²
 2 No. Units (25% Unit Mix)
 - Ork House (4 Bed) // 1 1/2 Storeys
 Approx. Area: 172.82m²
 2 No. Units (25% Unit Mix)
 - Existing House (4 Bed) // 2 Storeys
 Approx. Area: 269.91m²
 1 No. Units (12.5% Unit Mix)

- DRAWING KEY**
- External Bin Store
 - Garden Paths
 - Swale
 - Secure Cycle Store
 - External Drying Whirly Gig
 - Proposed New Tree
 - Pedestrian Crossing Warning Surface
- 1200mm High Post & Wire Boundary Fence with Hedge Integrated
 1800mm Timber Boundary Fence

DWELLINGS PER HECTARE
 Total No. of Units = 8
 Site Area = 1.35 Hectares
 Total = 5.92 Dwellings per Hectare

- ACCESS**
- Denotes Proposed Site Entrance (Pedestrians / Cycle)
 - Denotes Proposed Site Entrance (Vehicles)

NOTES

- No Tree Preservation Orders placed on any existing trees within site, to be confirmed via Angus Council Environmental Policy team
- For additional information regarding the site trees, please see refer to Arboricultural's survey and reports **BS 5837 Tree Survey Lour Road Forfar Jan 2023** and **Lour Road Forfar Tree Constraints Plan Jan 2023**
- For confirmation of proposed tree removal, please refer to the following architectural drawing: **LOU/JMA-ZZ-ZZ-DR-A-PL-0004 Proposed Tree Removal Plan**

105	ADDITIONAL PARKING SPACE ADDED TO WESTERN ORK HOUSE, VISITOR PARKING INDICATED ADJACENT TO PUMPING STATION, AND EXTERNAL CYCLE STORES INDICATED ON SUBJECTS PROPERTIES.	05-07-2024	AMB	Q10
103	PUMPING STATION HAS BEEN REDUCED IN SIZE, ADDITIONAL SWALES HAVE BEEN ADDED FOLLOWING A REVIEW OF THE SITE DRAINAGE. TURNING HEAD HAS BEEN RELOCATED FOLLOWING A REVIEW WITH THE ARCHITECTS.	05-09-2024	AMB	Q10
101	UTL PLAN UPDATED FOLLOWING FEEDBACK FROM PLANNING OFFICE. OVERALL UNIT NUMBERS REDUCED FROM 14 TO 8. SWALE FOOTPATHS ADJUSTED TO SUIT, NUMBER OF TREE REMOVAL HAS BEEN REDUCED.	15-08-2024	AMB	Q10

FOR CONTINUATION OF REVISION NOTES - SEE PREVIOUS ISSUES

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Project: Lour Road, Forfar
 Proposed Site Plan
 Client: Cultios Limited
 Drawing: 1:500 @ A1
 Scale: 1:500 @ A1
 Date: 15/08/2024
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Contains Ordnance Survey data.
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House Type	GIA	Bedrooms	No. of Levels
Existing Refurbishment	269.91m ²	4	2
Ord	172.82m ²	4	1 3/4
Ord	172.82m ²	4	1 3/4
Swale	186.38m ²	4	1 3/4
Swale	186.38m ²	4	1 3/4
Woodpecker	(excl. Garage) 220.41m ²	5	1 3/4
Woodpecker	(excl. Garage) 220.41m ²	5	1 3/4
Eider	(excl. Garage) 289.12m ²	5	1 3/4





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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