



lindsays

11 Beach Road,
Wormit, DD6 8LH

"The opportunity of a lifetime to build your dream home on a plot boasting magnificent panoramic river views"





Description

Lindsays are delighted to offer to the market this private and exclusive plot extending to 578 square metres. Located in a sought-after street and position in the very popular town of Wormit, this is a rare opportunity to build the home of your dreams, and comes with ground works and drainage complete, gas, electricity and water all on site, ready to connect. A detached double garage has already been constructed and completed. The cost of the already completed works is circa £110,000, which essentially means this plot is good to go as soon as the building warrant is granted.

Full planning is already in place for the construction of a 4-bed detached house over 3 levels which will enjoy panoramic views from the lounge over the River Tay towards Dundee and both ways down the Estuary. Permissions and planning can be found on Fife Council's website using reference: 12/01724 /FULL (known as land adjacent to No.9). For further information please contact Lindsays.

Area

The much-admired village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. There is a popular village primary school with secondary schooling to be found at Madras College in St Andrews. Local restaurants include the View Restaurant which boasts spectacular views and sunsets while enjoying fabulous dining. Nearby Newport-on-Tay offers a variety of local shops including minimarkets, butchers, pharmacy, post office and the renowned Sutherlands Hair and Beauty Salon. The area is popular with sailing enthusiasts and for the golfer there are local courses at Tayport and Drumoig with St Andrews just a few miles away.

Viewing

Strictly by appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk

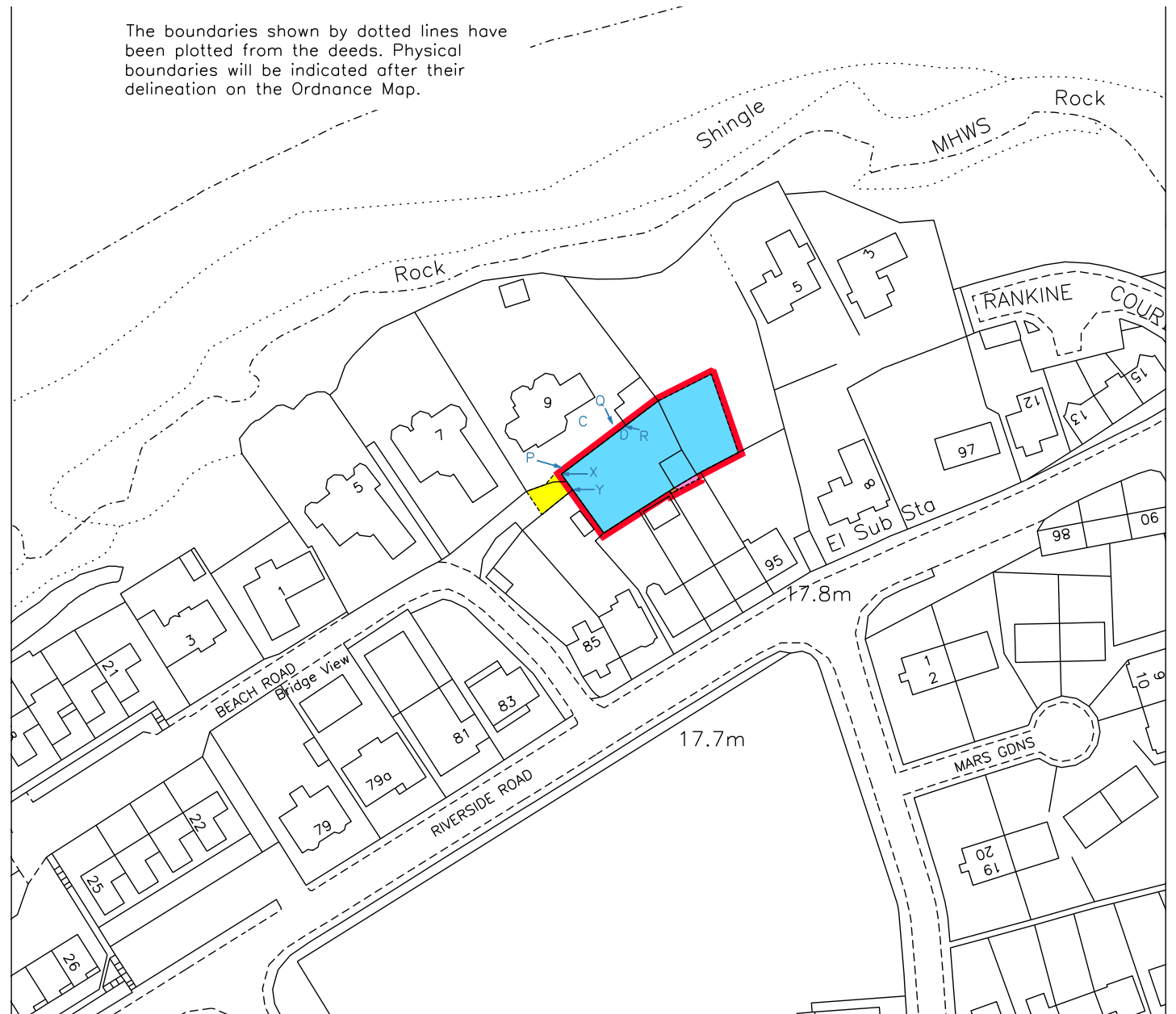
- Plot with full planning permission for a 4 bed Detached House
- Detached Double Garage complete
- Drainage system complete & tested
- Services all on site, ready to connect
- Boundary & retaining walls all complete
- Site prepared ready for immediate concrete base & construction
- Sought after riverside location

OFFERS OVER £295,000





The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.