



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 646 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. The building site 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 and when this expenditure is subtracted and allocated to part of the cost of the new build, the ground is competitively priced at £185,000.

Various options are available including the plans being changed to suit the buyer's requirements and/or the house being completed by the seller on their behalf.

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.

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

Interested parties should contact Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk or alternatively contact the seller directly to discuss options on 07850 602967.

- 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



