



lindsays

Development Plots at Mylnefield,
Invergowrie DD2 5EH

*"6 Plots on a prime site in a
stunning countryside location with
beautiful surroundings"*



PLOT 1



PLOT 4



PLOT 2



PLOT 5

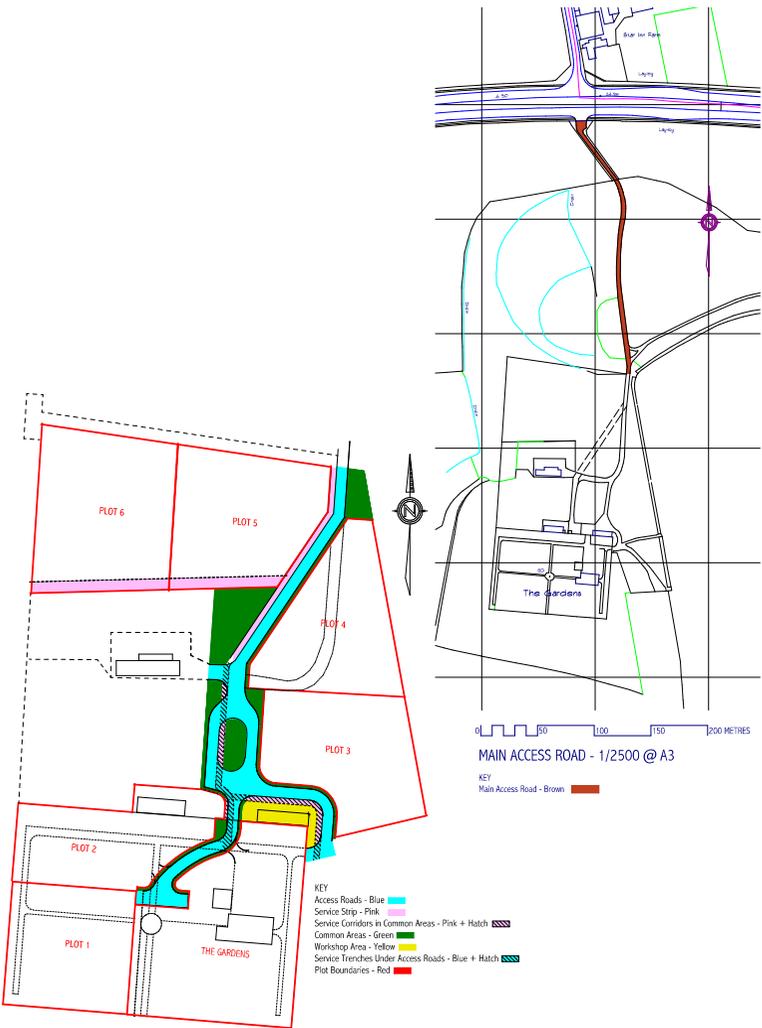


PLOT 3



PLOT 6





Scale 1/1000 @ A3

PLOT BOUNDARIES PLAN - 22-07-24

- Approximate Plot sizes from 2030 m² / 0.5 acre
- Full Planning Permission granted by Perth & Kinross Council
- Plot 1 13/00470/FLL
- Plot 2 13/00486/FLL
- Plot 3 13/00487/FLL
- Plot 4 17/00696/FLL
- Plots 5 & 6 17/00695/ FLL
- Peaceful semi-rural location near Invergowrie
- Erection of 5 Bedroom Homes
- Plots 1 and 2 are located within a walled garden

OFFERS OVER £200,000

DESCRIPTION

A rare opportunity to purchase plots chosen by our client due to the unique location, plots 1 and 2 are located within a walled garden. The sites are from 2030 m² / 0.5 acre and are serviced with mains Water and Sewer both undergoing Scottish Water's Adoption process, mains Electric, BT Fibre Network infrastructure along with upgrades to the existing junction with the A90 in line with TS requirements and planning conditions. Mains Gas network is also available nearby, currently feeding the 2 existing properties."

Full planning permission granted by Perth & Kinross Council for the design of a bespoke 5 bedroom home.

Further details of the plots and associated plans can be obtained from the selling agents.

AREA

The site lies approximately 5 miles from the city centre of Dundee and 18 miles from Perth.

VIEWING

Viewing of the plots is highly recommended to fully appreciate the size and location and is strictly by appointment through Lindsays on 01382 802050

The site is open and care should be taken when viewing the plots.

The sellers or their agents take no responsibility with regards to the safety of parties viewing the land.

DIRECTIONS

From Dundee head towards Invergowrie along Riverside Drive

At the roundabout with the A90 turn left towards Perth for approx. ¼ mile

You will pass the BP garage on the left

After a further 200m you will pass a Bus Layby

A further 25m turn sharp left onto a private access (this is opposite the Starr Inn Farm on the opposite carriageway)

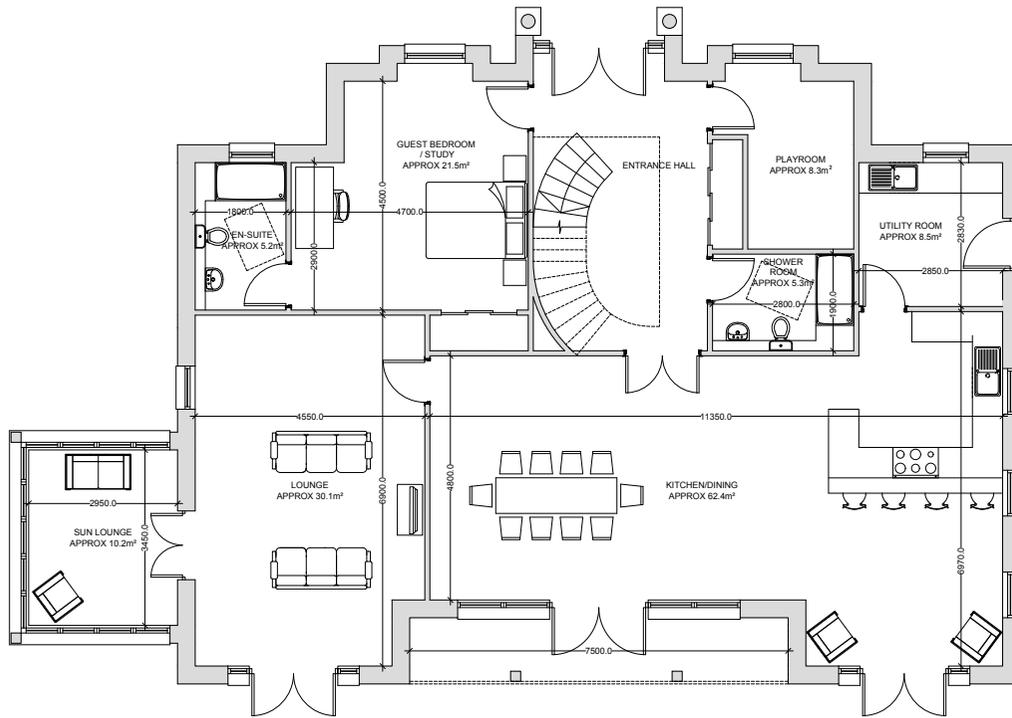
Follow the access through the wooded area to a clearing

Plots 3 & 4 are located on the left

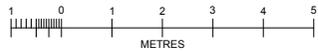
Plots 5 & 6 are located on the right

Plots 1 and 2 are inside the walled garden straight ahead.

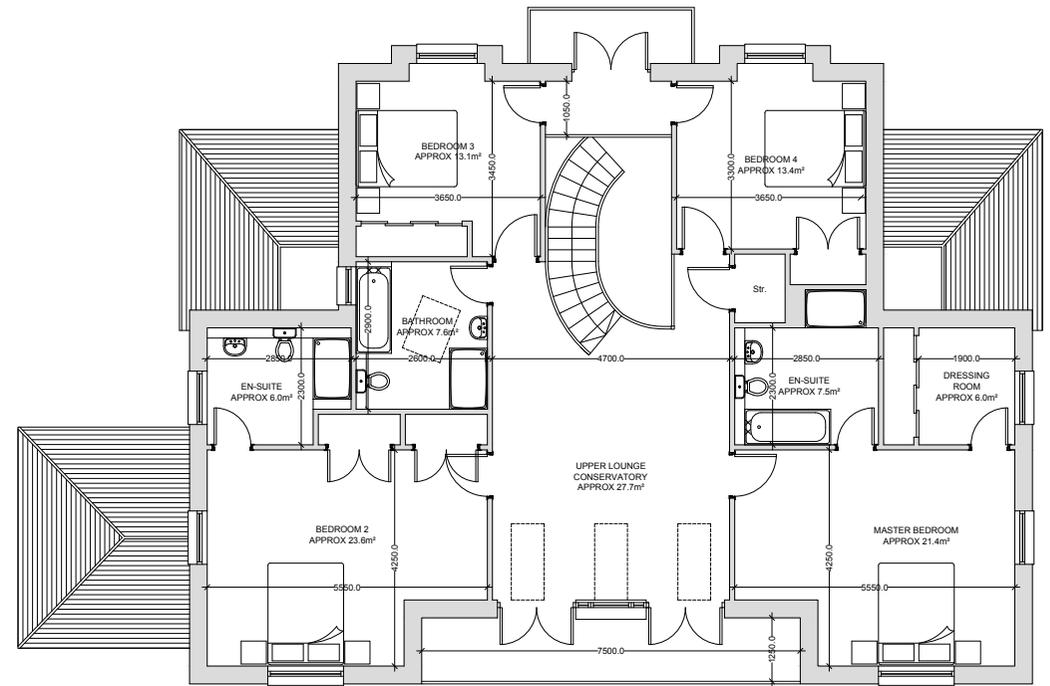




GROUND FLOOR PLAN AS PROPOSED
SCALE 1:100



Ground Floor - Approx 169.7m²
1st Floor - Approx 132.0m²
TOTAL FLOOR SPACE - APPROX 301.7m²



FIRST FLOOR PLAN AS PROPOSED
SCALE 1:100

client	project	rev.	job no	Architects Town Planners Project Managers GRANT / MURRAY Architects Ltd 30 Bell Street, Glasgow G1 1 LG Tel: 0141 552 9995 Fax: 0141 552 0447 admin@grantmurray.co.uk www.grant-murray.co.uk
MR. D. EASSON	PROPOSED NEW BUILD HOUSING DEVELOPMENT MILNFIELD, INVERGOWRIE		Y003	
drawing	scale	date	drawn by	
FLOOR PLANS AS PROPOSED HOUSE TYPE A	1:50	MAY '17	S.L.	
	checked by		date	
				note Do not scale this drawing, use figured dimensions only, check dimensions on site, report any discrepancies to the Architect before proceeding
				dng no L(-)01
				rev

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.