



## DEVELOPMENT OPPORTUNITY

- > PART RESIDENTIAL / COMMERCIAL DEVELOPMENT OPPORTUNITY IN MONTROSE
- > OFFERS INVITED
- > MAIN SITE – 0.25 HA (0.62 ACRES) OR THEREBY
- > CATEGORY 'C' LISTED BONDED WAREHOUSE INCLUDED WITHIN SALE
- > POTENTIAL TO ALSO ACQUIRE ADDITIONAL PRIVATE SIX-BED RESIDENTIAL PROPERTY AT 8 PANMURE PLACE AS PART OF SALE (PLEASE CALL FOR DETAILS)

**FOR SALE**

**OFFERS INVITED**

**PANMURE ROW/BOW BUTTS, MONTROSE, DD10 8HD**

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**SHEPHERD**  
COMMERCIAL

# Montrose

## LOCATION

Montrose has a population of circa 13,250 (source: Angus Council) and is one of the principal towns positioned on the northeast Coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

Montrose is an important employment centre for the northeast, providing a busy commercial port for the agricultural, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

Montrose has many attractions for locals and tourists alike including the House of Dun, a Georgian mansion dating back to the 18th century, Montrose Basin Visitor Centre, a haven for wildlife enthusiasts, and Montrose Air Station Heritage Centre, site of Britain's first operational military air station which was established in 1913.

The subjects are located on Panmure Row and Bow Butts, between the junctions with Panmure Place and George Street a short distance south of north of the Montrose Harbour Area.

High Street, the main retail location in the town centre, is a short distance north within easy walking distance.

Montrose Academy and Montrose Leisure Centre are in close proximity a short distance east of the site. Surrounding properties are otherwise mainly residential although there are some commercial units nearby on Shore Wynd



**DESCRIPTION**

The subjects comprise a group of properties a short distance south of Montrose Town Centre and comprise the cottage with garden grounds opposite, a detached three storey block of flats, a derelict block of flats, a former sales room and yard area.

**7 Panmure Place – Cottage**

Located at the front of the site this is an end-terrace two storey cottage extending to approximately 87 sq.m over ground and first floors with a small front garden and patio area and large garden ground to the rear.

**2, 4, 6 Panmure Row – 3 Residential Flats**

Located to the rear of the cottage site this is a detached three storey block of flats providing three flats all circa 44 sq.m, with shared garden ground to the rear.

The flats are all currently vacant.

**POTENTIAL ADDITIONAL 6 BEDROOM PRIVATE RESIDENTIAL PROPERTY – 8 PANMURE PLACE, MONTROSE, DD10 8HF**

In addition to the residential properties above our clients also own the private residential property to the front of the site fronting onto Panmure Place. This is an extensive 6-bedroom C-Listed family home arranged over ground, first and attic floors and extending to approximately 208 sq.m or thereby. This property includes an extensive garden to the rear also. Our clients will consider offers for the site as a whole to include this property also, which will give prospective purchasers control of more of the site also. This property is outlined in green in the site plan below. Please call for further details.

<https://thorntons-property.co.uk/Montrose/DD10/8-Panmure-Place-6-bedroom-House>

**8-10 Panmure Row. Block of Flats (Derelict)**

To the rear of the site is a part two storey plus attic and part three storey plus attic detached block of former flats. The building is a mixture of block and stone construction, all of which has been harled externally, whilst the roof over is pitched and laid in slate with flat roof dormer extensions.

The subjects have been vacant for a number of years and are in poor order and as such will likely require to be demolished.



**11-12 Panmure Row, (Former Main Sales Room)**

Former sales room with frontages onto Panmure Row and Bow Butts.

A detached property, part single storey and part two storey, providing a former open sales room area/workshop, various WCs and offices, and basic storage at first floor.

The building extends in total to approximately 378.28 square metres (4,072 square feet) at ground floor, with a further 107.65 square metres (1,159 square feet) at first floor level. The building has an eaves height of approximately 4 metres.

**Bonded Warehouse – Bow Butts**

Category B listed bonded warehouse which sits separately from the remainder of the site on the opposite side of Bow Butts. The building is approximately 650 square metres (6,996 square feet) or thereby and arranged over 3 storeys.

At lower ground level there are storage rooms with barrel vaulted ceilings, whilst at first and attic levels are there are areas previously used as sales rooms and storage.

Access into the lower ground is via doors from a small area of yard, while upper levels are accessed via an external stone staircase. The first and attic levels are also linked internally by an additional stairway. Ceiling heights are approximately 2.3 metres maximum.



## OPPORTUNITY

Our clients are a family business that have owned and previously operated from the site for over 50 years and are now seeking to dispose of their heritable interest and believe the site has great potential for redevelopment.

The listed building on Bow Butts comprises a bonded warehouse, and as such this type of property is in good demand at present with many national distilleries seeking such space for storage purposes.

## PRICE

Our clients are inviting offers for their heritable interest in the site and properties thereon as a whole.

Offers subject to planning will be considered however preference will be given to clean offers not subject to planning or funding.

Offers will also be considered which include for the purchase of the private residential dwelling at 8 Panmure Place. A home report can be made available for this property.

## PLANNING

The site has no specific land use designation within the adopted Angus Local Development Plan. Development proposals would likely require to retain the listed building on Bow Butts.

All interested parties are encouraged to make their own enquiries to Angus Council Planning Department with regards to their proposals for the property.

## MONEY LAUNDERING

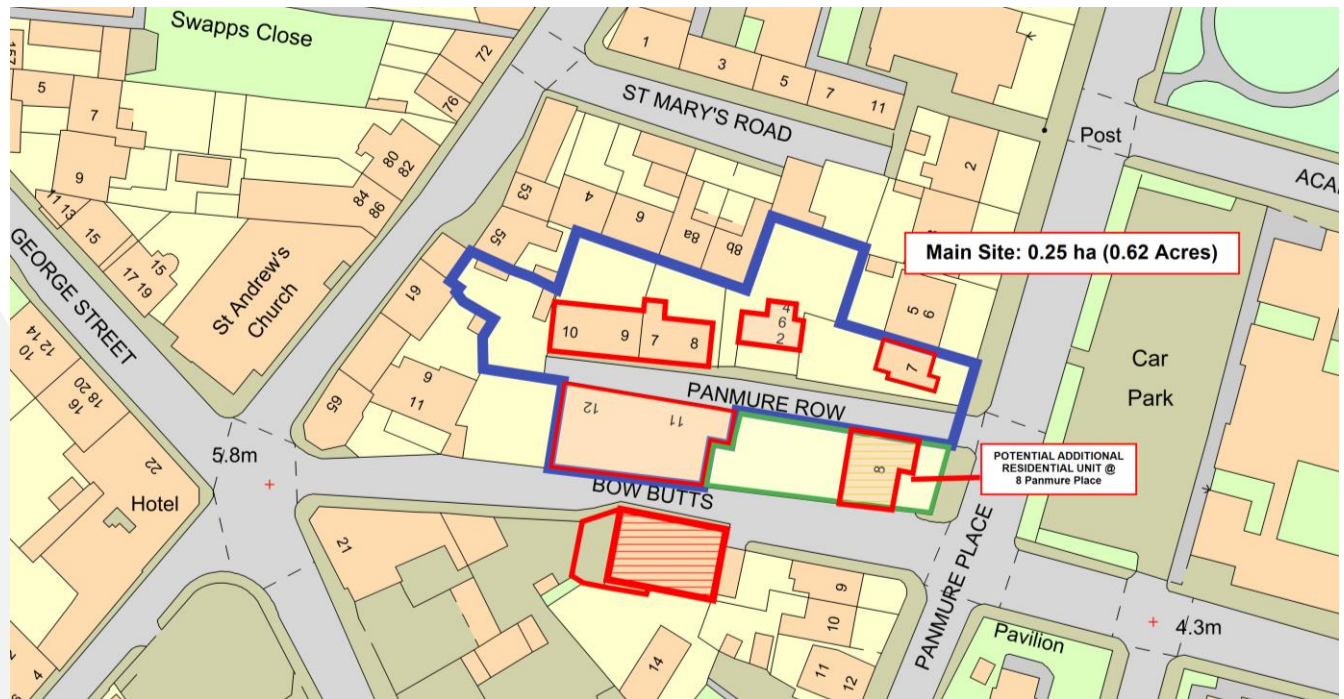
The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

## VAT

All prices quoted are exclusive of VAT



**For further information or viewing arrangements please contact the sole agents:**

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