



BUILDING PLOT / TRIPLE GARAGE YARD / SITE

- > RESIDENTIAL DEVELOPMENT OPPORTUNITY
- > SITE AREA – APPROX. 226 SQ M (0.06 ACRES)
- > ASKING PRICE - OFFERS OVER £40,000 ARE INVITED

FOR SALE

KINNAIRD STREET (REAR OF 49 GARDYNE STREET), FRIOCKHEIM, DD11 4SP

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LOCATION

Friockheim is a village in Angus, dating from 1814. It lies between the towns of Arbroath, Brechin, Forfar and Montrose. The village has a population of around 800 persons (source: Angus Council) and has a good level of local amenities including the primary school and a local Co-op retail unit along with newsagents and 2 public houses.

Dundee, the main regional centre for retailing and trade, is located approximately 31 kilometres (20 miles) southwest with a journey time of around 30 minutes by car.

The subjects are located on Kinnaird Street to the rear of the former Gardyne Street Police Station within a mixed residential / commercial area.

DESCRIPTION

The subjects comprise the rear access yard including the triple garage of the former Police Station.

The property is accessed via Kinnaird Street.

The garages are of traditional brick construction with flat roof over.

The site is self-contained and well maintained and extends to approximately 226 sq metres (0.06 Acres).

PROPOSAL

Our clients are seeking offers over £40,000 for the heritable interest.

PLANNING

Planning permission in principle has been approved (Ref: 22/00648/PPPI).

Interested parties should contact the Planning Department of Angus Council (0845 2777708) for further information.

RATEABLE VALUE

The site is currently listed on the Assessor's Valuation Roll as follows:

NAV/RV: £1,250.

VAT

Prices quoted are exclusive of VAT (if applicable).



LEGAL FEES

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

ANTI MONEY LAUNDERING REGULATIONS

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 on 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



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
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