

FOR SALE

Development Opportunity at Hillend of Burnside

Kingsmuir, Forfar, Angus DD8 2NT

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

www.drrural.co.uk

Hillend of Burnside

Kingsmuir, Forfar, Angus, DD8 2NT

Residential development opportunity in rural Angus.

- An attractive traditional farmhouse with scope for modernisation and extension
- Traditional Steading Buildings with consent for conversion into 3 residential units
- New build house plot with consent for a 4 bedroom dwelling
- Commanding views of the Angus Glens
- Approximately 1.14 acres in total

Forfar – 2 miles
Arbroath – 12 miles
Dundee – 15 miles

Selling Agents

Davidson & Robertson
83 North Street
Forfar Angus DD8 3BL

Tel: 01307 490 220
Email: sales@drural.co.uk
Web: www.drural.co.uk

Situation

The property enjoys exceptional views into the Angus Glens and is ideally located for commuting. Hillend of Burnside is located in a semi-rural pocket of central Angus only a short drive from the popular market town of Forfar convenient for all aspects of daily life, primary and secondary schooling as well as banking, shopping and recreational facilities. This development opportunity is only 15 miles from the city of Dundee which is home to the renowned V&A, Discovery Museum and a wide variety of restaurants and bars. The city is also well connected with road, rail and air links as well as having excellent leisure and shopping facilities.

Access

Access is taken directly off the B9128, Forfar to Carnoustie road.

Directions

From Dundee, head north on the A90 for approximately 11 miles, take the first turn off for Forfar onto the A932 (sign posted for Arbroath). After approximately 1.5 miles, turn right staying on the A932. At the first roundabout, take the 3rd exit onto Academy Street and at the next roundabout, take the 3rd exit towards Carnoustie (B9128/South Street). Continue on this road for approximately 2 miles and through Kingsmuir. The property is located on the left-hand side, before a sharp right hand corner in the road.



Description

The property provides for a unique and attractive residential development opportunity.

Hillend of Burnside comprises a traditional detached farmhouse, a traditional steading complex and a steel portal framed shed. The steading buildings benefit from Planning Permission in Principle for Residential Development, consented in August 2019. Planning ref = 19/00277/PPPL.

The Farmhouse

The Farmhouse is an attractive detached 19th century dwelling, with excellent potential to be extended and brought up to a modern standard. The property comprises two Double Bedrooms, a further small Bedroom/Boxroom, three Reception Rooms, Bathroom and Kitchen. The gross internal floor area is approximately 153 m².

The property sits in a good sized plot with an attractive garden to the front and rear. A traditional stone building adjacent to the property can be used as a garage or store.

Traditional Steading Development

Traditional steading with consent for conversion into three residential units. Planning in Principle has been obtained with detailed layout drawings being approved as part of the application for this steading (Planning Ref: 19/00277/PPPL).

The development extends to two 3-bedroom single storey dwellings with parking and amenity areas and one 4-bedroom single storey dwelling with large open plan living area.

New Build Plot

New build opportunity within footprint of the existing steel portal framed shed. Proposed dwelling comprises a two storey 4-Bedroom dwelling (Planning Ref: 19/00277/PPPL). Set in a plot of 1,530m².

Council Tax Banding

Hillend of Burnside Farmhouse – D

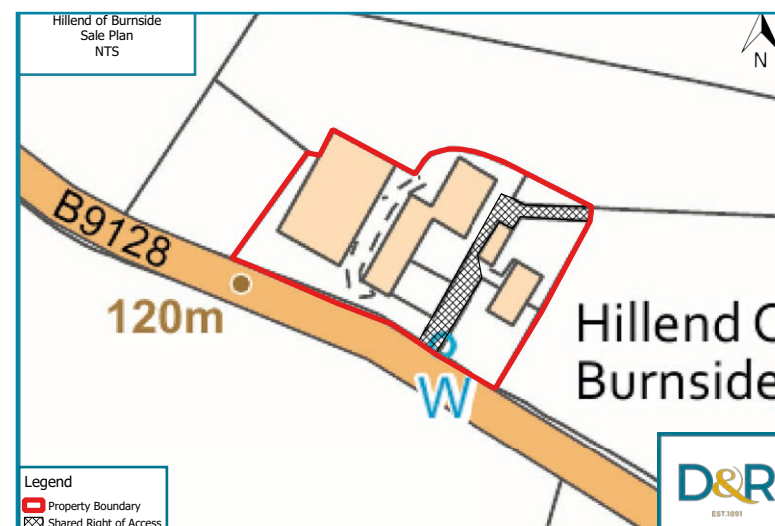
Energy Performance Certificate

Hillend of Burnside Farmhouse – F

Services

The farmhouse is serviced by mains electricity and water with drainage to a private septic tank. The property benefits from an oil-fired central heating system.

Services for the steading development are located close-by. Private drainage by means of a septic tank will be required for the steading development.





Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Fixtures and Fittings

All fitted appliances in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Local Authority

Angus Council
Orchardbank Business Park
Orchardbank
Forfar
DD8 1AN

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.



Solicitors

Anderson Beaton Lamond
Borduex House
31 Kinnoull Street
Perth
PH1 5EN

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Scottish Water have a servitude right of access between the farmhouse and steading to access their infrastructure on the hill behind the property.

