

FOR SALE

Montrose Pottery

Brechin Road, Montrose, Angus DD10 9LU

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Montrose Pottery

Brechin Road, Montrose
Angus DD10 9LU

Workshop building set within a large plot of approx 8.19 acres.

- Excellent road frontage
- Development potential
- Wide range of potential uses
- Workshop extending to 147 m²
- Carparking for at least 12 cars
- Boundary with Montrose Basin with delightful views to the south

Montrose – 1.5 miles
Brechin – 7 miles
Aberdeen – 42 miles
Dundee – 30 miles

Selling Agents

Davidson & Robertson Tel: 01307 490 220
83 North Street Fax: 01307 490 220
Forfar Email: sales@drrural.co.uk
Angus Web: www.drrural.co.uk
DD8 3BL

Situation

Located on the periphery of the attractive coastal town of Montrose, the property extends to the High Water Mark of the River South Esk Estuary and boasts exceptional views south over the Montrose Basin Nature Reserve. Located just off the main Brechin to Montrose road, the property is ideally located for future business, retail or leisure uses (subject to receiving consent).

The town of Montrose is well serviced with transport links with the main East Coast railway station being only 1 mile distant from the property. Primary and Secondary schooling is available in the town along with high street shopping and banking facilities. The popular

beaches of Lunan Bay and St Cyrus are only a short drive away.

Directions

From Dundee, head north on the A92 Coastal Road to Montrose. Upon entering Montrose continue on the A92, take the 1st exit at the Ferryden roundabout and cross over the River South Esk. At the second roundabout, take the 2nd exit passing the railway station. At the third roundabout take the 1st exit onto the A935. Finally, at the fourth roundabout take the 1st exit signposted to Brechin and continue on this road for approximately 1 mile. The property is located on the left-hand side just after Sleepyhillock Cemetery.



Access

Access is taken directly off the A935, Montrose to Brechin road.

Description

The property provides a unique and attractive development opportunity (subject to receiving the necessary consents). Montrose Pottery comprises of a former pottery workshop with parking set within a large plot of 8.19 acres.

Workshop

The workshop was constructed approximately 20 years ago and is of steel frame construction, clad in wood (insulated) with a concrete floor. The roof is single pitched with box profile sheeting. Internal walls and fittings have been removed providing a flexible space for future uses. The surface water from the roof is collected into tanks off the downpipes. The property has a security alarm system. The workshop has a net internal area of 147m², with a car parking area adjacent for approximately 12 cars. The workshop, carpark and amenity land surrounding the pottery extend to approximately 1.1 acres in total

Open Space

The property comprises of a large area of open space extending to 7.09 acres of which 1.8 acres is made up of sloping vegetation that bounds with Montrose Basin. The open space comprises mainly of grass which would be suitable for a variety of uses. Historically the property was used for caravan storage.

A former single caravan site is located between the Pottery Workshop and the Basin and is serviced with water, electricity and a connection to the septic tank.

Planning History

The site received planning consent in January 2016 (now lapsed) for change of use to café, shop and play area (Reference 15/00829/FUL).

Services

The workshop is serviced with 3 phase power and mains water with drainage to a private septic tank.

Rateable Value

Montrose Pottery Workshop - £3,700



Environmental

The southern most tip of the property was subject to historic infilling in the 1960s and is considered to be reclaimed land together with land adjoining the subjects to the west. An Environmental Report was commissioned by Angus Council in 2009 which can be made available upon request.

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 fitting and fixtures in relation to the workshop 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.

Solicitor

McLean & Stewart
51-53 High Street
Dunblane
FK15 0EG

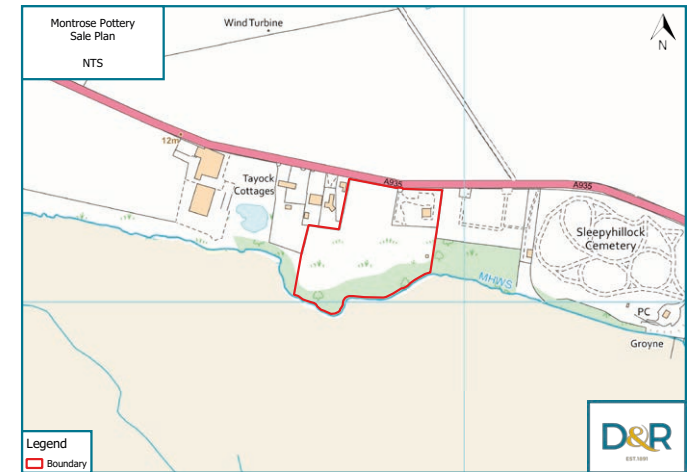
Date of Entry

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.