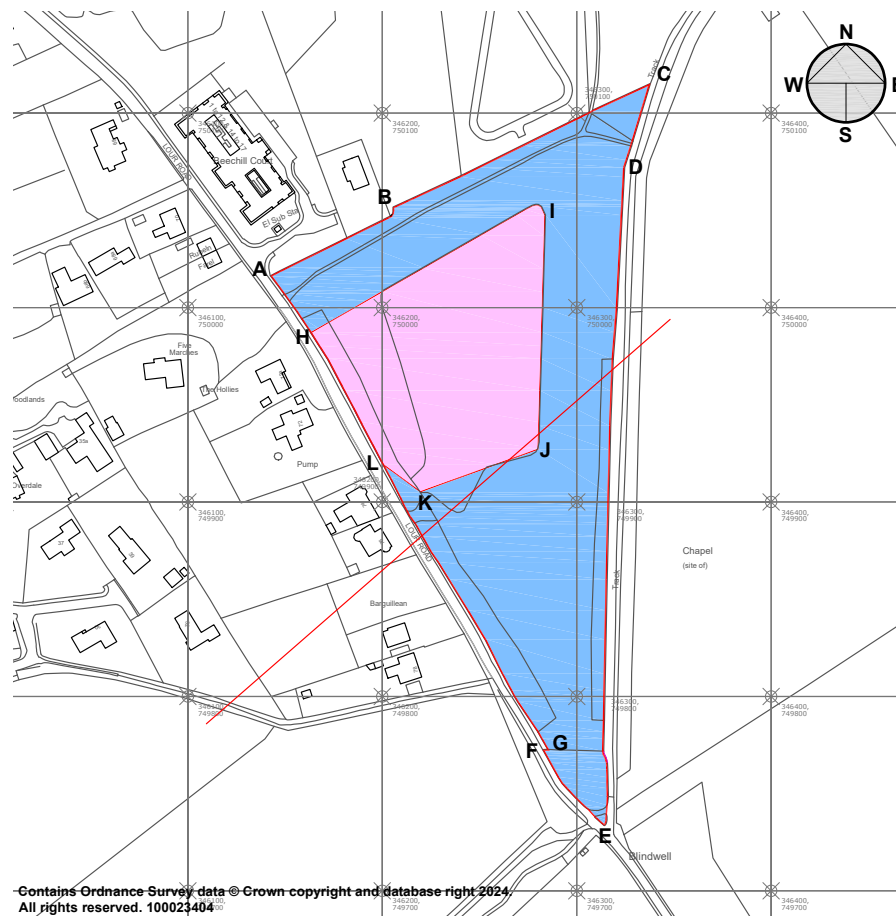


FOR SALE

LAND / DEVELOPMENT OPPORTUNITY



Land, Lour Road, Forfar DD8 2BA

- Prominent Development Site
- Extends to 2.73 acres
- Established Residential Location
- All enquiries invited



LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, it forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

Access to the site is off Lour Road.

Lour Road and the surrounding areas comprises an established and popular residential location a short distance from Forfar Town Centre.

DESCRIPTION OF PROPERTY

The subjects comprise a triangular shaped site extending to approximately 2.73.

Angus Council will retain the surrounding envelope of land providing attractive woodland and established walking paths. Accommodation The site extends to 2.73 acres or thereby.

PLANNING

The site has no specific designation within the Angus Local Development Plan and so it is not designated for any particular land use.

Prospective purchasers are encouraged to speak with Angus Council's Planning Department regarding land use proposals

RATEABLE VALUE

N/A

TERMS

Offers subject to planning are invited for our client's heritable interest in the site.

All enquiries are invited to the sole selling agents.

LEGAL COSTS + VAT

Each party will bear their own legal expenses.

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction

To arrange a viewing please contact:



Grant Robertson
 Director
 01382 200064
 Grant.Robertson@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2024