

**FOR SALE**  
**DEVELOPMENT OPPORTUNITY**

**GRAHAM**  
**SIBBALD**



**28-30 Panmure Street**  
**Brechin, Angus, DD9 6AP**

- Ground, First and Second/Attic Floor Building
- Development Opportunity
- Full Planning Permission and Building Warrant for 5 Flats
- Extends to 463.42 sq.m. / 4,989 sq.ft
- Offers Invited of £175,000

## LOCATION

The "Cathedral City" of Brechin is one of the principle rural settlements within Angus lying adjacent to the A90 dual carriageway. Brechin affords excellent access to the national and local road networks with the subjects located approximately 30 miles north of Dundee and 40 miles south of Aberdeen.

More precisely, the subjects are located on the south side of Panmure Street at its junction with Bank Street and close to the junction with Southesk Street, within the town centre. Surrounding occupiers are a mix of residential and commercial, which include local operators and local authority buildings.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise a two storey + attic traditional stone tenement end terraced building. The building comprises ground, first and second/attic floor levels of traditional stone construction and a pitched slate roof.

A planning application in full and building warrant have been approved for the change of use and external alterations to former offices to form 5 flats. All other information can be found Per Angus Council Planning reference - 24/00663/FULL.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Flat 1	42	452
Flat 2	98	1,055
Flat 3	51	549
Flat 4	54	581
Flat 5	56	603

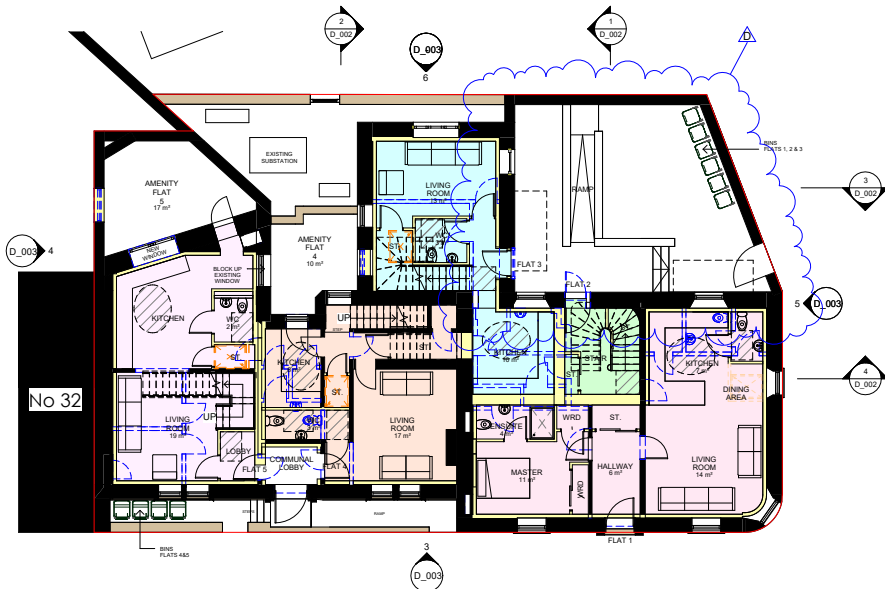
## RATEABLE VALUE

The subjects have a Net and Rateable Value of £0 however may require to be reassessed upon occupation.

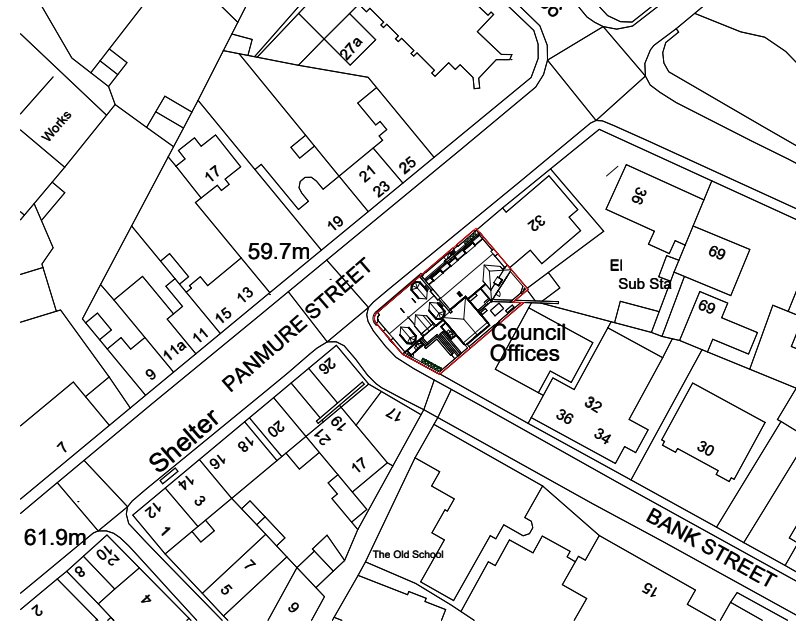
The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

## VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

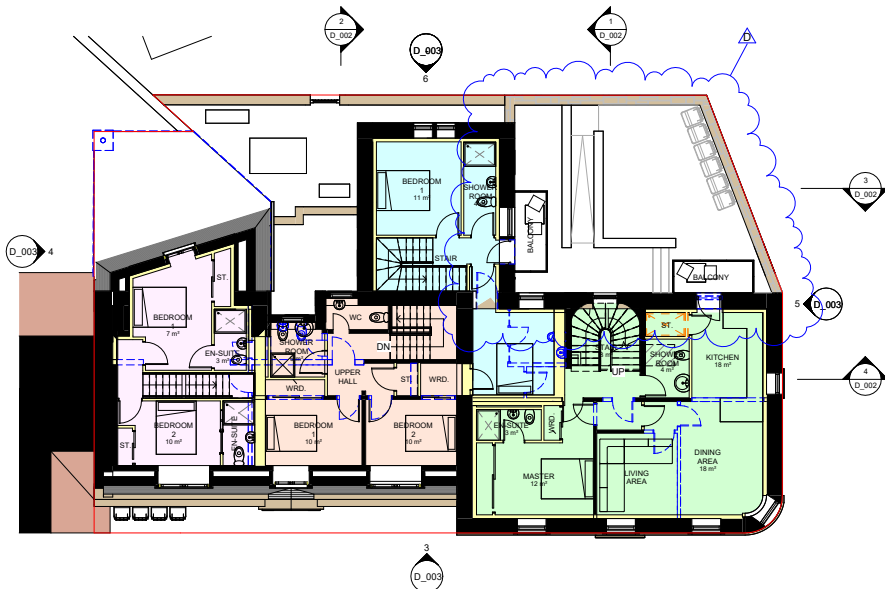


**00\_Proposed Ground Floor**  
1:100

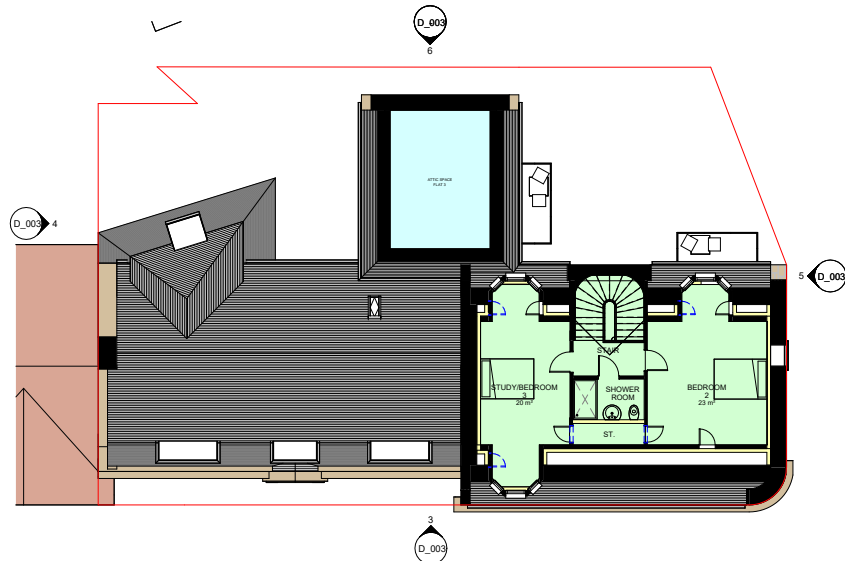


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**Proposed Block Plan**  
1:500



**01\_Proposed First Floor**  
1:100



**02\_Proposed Second Floor**  
1:100

## EPC

Available on request.

## PRICE

The subjects are available For Sale with offers of £175,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



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**Commercial Property Agent**

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### 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. Date Published: May 2026

### 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.