

FOR SALE
COMMERCIAL

 GRAHAM
SIBBALD



Wharncliffe Hall
Church Street
Newtyle
PH12 8TZ

- Located in Prominent Position
- Ample On Street Car Parking
- Extends to 321.69 sq.m. / 3,463 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

LOCATION

The property is situated within the village of Newtyle, in the west of Angus. The village is located approximately 11 miles north west of Dundee and 20 miles north east of Perth in the Vale of Strathmore with an approximate population of 800 people. A Primary School is located within the village, which is located within easy commuting distance of the City of Dundee, as well as Perth, Forfar and Blairgowrie.

The subjects themselves are located on a corner site at the junction of Church Street and Castle Street within the heart of the village.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a traditional stone built property of single storey construction held under a multiple pitched and slate roof.

Internally, the subjects comprise a large main hall with associated ancillary accommodation as well as accommodation that comprised a former library.

The main hall benefits from a suspended timber floor and 1st floor viewing gallery. Toilet and kitchen facilities are also provided for within the subjects along with further storage accommodation.

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 Gross Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Total	321.69	3,463

RATEABLE VALUE

The subjects have a Net and Rateable Value of £8,000.

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

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

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



EPC

Available on request.

PRICE

The subjects are available For Sale. Offers over £90,000 are 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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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.