

# Three Oaks Building Plot

Nether Finlarg, Forfar, DD8 1XQ



# Accessible rural building plot with full planning permission for a four bedroom family home extending to 0.54 acres, with an additional two acres of grazing land adjacent to the property

- Forfar 8 miles
- Dundee 8 miles
- Perth 28 miles

## Description

The building plot and grazing is situated between Forfar and Dundee in a quiet rural location. The site is well positioned for easy access to the A90 Dundee to Aberdeen trunk road, just five minutes away.

Full planning consent (Ref 15/00326/FULL) was awarded by Angus Council on 21 August 2015 for the erection of a two storey, four-bedroom family home. Permission has been granted to create a unique and spacious residence comprising a kitchen/family room, lounge, utility area, garage, two bedrooms (one en-suite) and family bathroom on the ground floor and two en-suite bedrooms on the second floor with additional storage above the garage space.

The grazing ground would suit those with equestrian interests and extends to two acres. It is situated at the rear of the plot.

## General Services

Mains electricity and gas and a private water supply is available nearby. Drainage will be by means of a septic tank. Access is by means of a public road.

## Viewing Arrangements

Strictly by appointment with the selling agents.

## Safety Notice

Due to plot being situated next to a working farm, care must be taken when viewing the property.



## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Bell Ingram LLP, Manor Street, Forfar, DD8 1EX. A closing date for offers may be fixed and prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

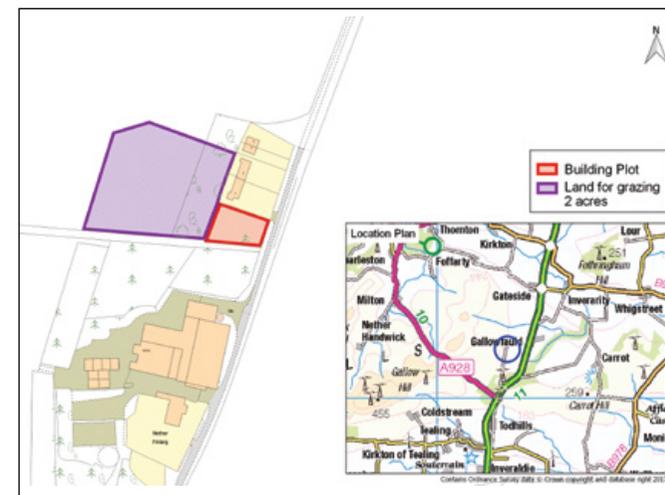
Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

The information in these particulars is given without responsibility on the part of Bell Ingram LLP. The particulars do not form any part of an offer or a contract and neither Bell Ingram LLP nor their employees has any authority to make or give any representations or warranty whatever in relation to this property.

## Purchase Price

Within 7 days of the conclusion of the missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at a rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.



## VAT

In addition to the purchase price the purchaser will be responsible for any VAT applicable at the current rate at the point of sale.

## Important Notice

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram LLP nor its partners or employees assume any responsibility therefore. In particular:

- prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.