

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > SUPERB ELEVATED SITE
- > EXTENDS TO 1.2 HECTARES (2.96 ACRES) OR THEREBY
- > MATURE ELEVATED SITE WITH ROOF TOP VIEWS TO TOWN CENTRE AND COUNTRYSIDE BEYOND
- > SOUGHT AFTER RESIDENTIAL LOCATION
- > ACCESS FORMED FROM LOUR ROAD
- > PREVIOUSLY ALLOCATED IN LOCAL PLAN FOR RESIDENTIAL DEVELOPMENT

FOR SALE

**LOUR ROAD, FORFAR, DD8 2BA.**

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## SUPERB ELEVATED SITE, LOUR ROAD FORFAR. DD8 2BA

### LOCATION

Forfar is one of the principal towns within the Local Authority region of Angus and is situated some 27 km (17 miles) north of Dundee and 84 km (52 miles) south of Aberdeen, just to the east of the A90 dual carriageway.

The town has a resident population of approximately 14,000 persons (source: Angus Council).

### SITUATION

The subjects are positioned a short distance south of the town centre off Lour Road, a highly sought after residential location.

Surrounding properties are a mix of good quality residential dwellings and a modern care facility.

The town's primary shopping, social and educational facilities are close to hand.

### DESCRIPTION

The site, a former market garden, is situated on the east side of Lour Road and is accessed by means of a purpose built entrance road shared with the adjacent care facility.

The land slopes downwards from south to north and is bounded by stone walls and modern fencing.

At the southern end of the site stands a two storey stone and slate former dwelling (currently secured).

We understand the site extends to 1.2 Hectares (2.96 Acres) or thereby.

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### PLANNING

The site is not currently allocated in the Angus Local Development Plan but was previously allocated for residential development. We envisage the development will require to safeguard trees within the site.

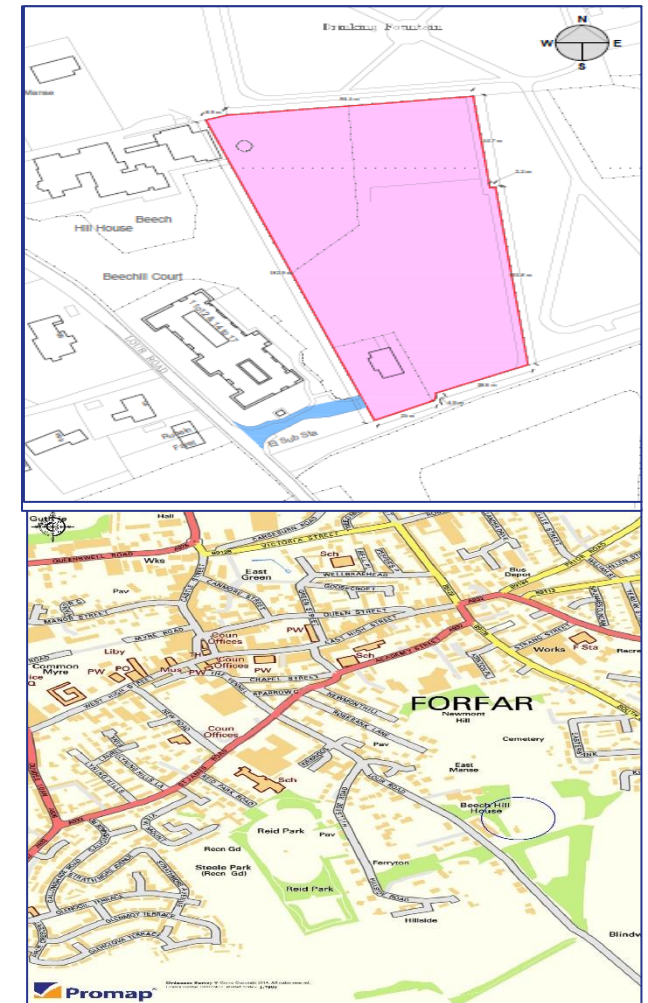
Interested parties should contact the Planning Department of Angus Council access line (Tel: 0345 777 778) or [PLANNING@angus.gov.uk](mailto:PLANNING@angus.gov.uk) for further information.

### TERMS

Our clients are inviting offers for the heritable interest in the property.

### MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA. Tel: (01382) 878005  
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