

**FOR SALE**

**VACANT  
DEVELOPMENT  
LAND**

Central Location in  
Kirriemuir close to all  
town centre amenities.

0.166 Ha (0.409 Acres) or  
thereby plus shared  
access road.

Offers Invited.

**Area: 0.166 ha (0.409 acres)**



WHAT 3 WORDS

Promap  
LANDMARK INFORMATION

**DEVELOPMENT LAND, GLEBE ROAD, KIRRIEMUIR, DD8 4BR**

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# Location

GLEBE ROAD, KIRRIEMUIR, DD8 4BR



## LOCATION

Kirriemuir is a gateway community at the foot of the Angus Glens, providing a range of services and facilities to the surrounding rural areas. The Town has a population of circa 6,000 (Census 2011).

The playwright J. M. Barrie was born and buried here – a statue of Peter Pan stands in the town square.

Kirriemuir consists mainly of two areas: Northmuir and Southmuir. It sits looking south towards Glamis and the Sidlaws over Strathmore (one of the most fertile fruit-growing areas in Scotland).

Its position at the base of the Angus glens makes it an attractive centre for hill walking on nearby Munros, and for fishing, partridge, pheasant and grouse shooting, and deer-stalking. There is also an 18-hole golf course with views north to Glen Clova and Glen Doll.

The subjects are located on Glebe Road, off Reform Street, which forms part of the ring road around Kirriemuir Town Centre.

The local library is located to the west of Glebe Road and all other local amenities are located in close proximity within the town centre.

**KIRRIEMUIR**



# Description

GLEBE ROAD, KIRRIEMUIR, DD8 4BR



## DESCRIPTION

The subjects formerly comprised a tennis court and pavilion which have since been demolished to leave an area of open development land.

There are various metal/wire mesh fences in place however the site is otherwise open ground.

From our Promap mapping software we understand the former tennis court site extends to approximately 0.166 Ha (0.409 Acres) or thereby. Our client's heritable property includes the shared access road which we understand is unadopted.

The subjects, which are currently designated as open space, would lend themselves to redevelopment, such as a residential plot for 2/3 homes subject to securing all necessary local authority consents.

Interested parties are encouraged to make their own enquiries to the local authority planning department with regards their specific development proposal.



## PRICE

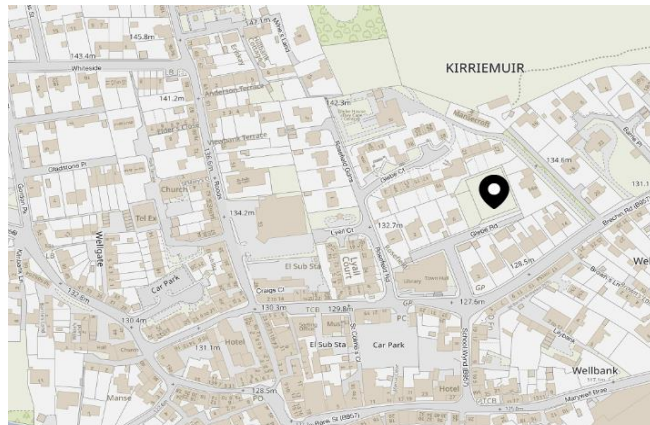
Our clients are inviting offers for their heritable interest in the development land.

## SERVICES

We understand all utilities into the site including gas, electricity and water, have been capped off and hence reconnection would be readily available for any future redevelopment proposal

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction including any LBTT and VAT thereon.



## PLANNING

As above all interested parties are encouraged to make their own enquiries with regards any planning application for redevelopment to Angus Council Planning Department.

## VAT

All prices are displayed exclusive of VAT. We understand that no VAT is payable on the purchase price.

## RATEABLE VALUE

N/A.



## Get in Touch

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



**Gavin Russell**

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## ANTI MONEY LAUNDERING REGULATIONS

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.

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