



# FOR SALE

## DEVELOPMENT SITE

Main Road, Inverkeillor, DD11 5RN

Development Site of approximately 0.32 acres (0.13 hectares)

Situated in Established Residential area

Potential for Contribution through the Rural and Island Housing Funds

Existing Planning Consent for Three Residential Dwellings

Offers over £150,000 exclusive invited

**LOCATION:**

Inverkeillor is a small village located within Angus, situated off the east side of the A92 coastal route linking Arbroath and Montrose, lying close to Lunan Bay.

The village is a predominantly commuter settlement serving the main centres of Montrose, Arbroath and Dundee and having a residential population of approx 156 peoples at the date of the last census.

The site itself lies on the western side of Main Road, opposite its junction with Station Road, within the heart of the village centre. The former Chance Inn lies directly in front of the site with access provided via a pend between the buildings.

The approximate location of the subjects is shown on the undernoted plan.

**DESCRIPTION:**

The subjects comprise a level, regularly shaped site. Access to the site is taken directly from Main Street, through a pend at the former Chance Inn.

The site currently has planning permission for the erection of one detached and two semi detached two storey dwellings, each with their own garden area and sharing a communal seating and parking area.

**ACCOMMODATION:**

We calculate the subjects extend to the following site area:-

0.32 acres (0.13 hectares)

The above mentioned site area has been calculated for marketing purposes only and should be used for no other purpose whatsoever.

**ASSESSMENT:**

Given the nature of the site this has not been currently entered in the Valuation Roll and will require to be assessed on development.

**PRICE:**

Offers over £150,000 exclusive are invited for the benefit of our clients interest.

**PLANNING:**

The subjects are offered with planning consent for 3 residential dwellings. Further information is available on the Angus Council Planning Portal Website under ref 17/00556/FULL.

Furthermore, the village of Inverkeillor qualifies as a level 5 area under the six fold urban/rural classification and any development may therefore benefit from a potential grant of up to £150,000 from the Scottish Government under the Rural and Island Housing Funds.

**VAT:**

All prices quoted are exclusive of any VAT which may be chargeable.

**ENTRY:**

Early entry can be given on completion of missives.

**VIEWINGS:**

All viewings must be accompanied and arranged via the Marketing Agents.

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