

A RARE OPPORTUNITY TO ACQUIRE TWO ADJOINING TRADITIONAL FARM COTTAGES FOR REDEVELOPMENT SITUATED IN A MOST PRIVATE AND ATTRACTIVE RURAL SETTING.

1 & 2 NETHER BALGILLO FARM COTTAGES • TANNADICE • FORFAR • DD8 3QS



DM HALL

Property Details

A rare opportunity to acquire two adjoining traditional farm cottages for redevelopment situated in a most private and attractive rural setting.

Forfar 6 miles (approximately)

Dundee 19 miles (approximately)

Perth 41.7 miles (approximately)

Approximately 0.07 hectares (0.17 acres)

Guide Price £140,000

LOCATION

Nether Balgillo Farm Cottages enjoy a secluded yet accessible location just outside the small village of Tannadice, approximately 6 miles north of the market town of Forfar. Forfar offers a good range of local services and amenities including supermarkets, medical practices, cafés, and leisure facilities such as Forfar Loch Country Park and the local leisure centre. Dundee, which is around 19 miles to the south, offers an extended range of services including larger shopping outlets, attractions, hospitals, universities, and a railway station with connections to Aberdeen, Edinburgh, and beyond. The A90 carriageway is easily accessible, providing efficient links to major cities.

Primary education is available locally at Tannadice Primary School, which lies around a mile from the property. Additional primary provision is available in Forfar, including Whitehills Primary School. For secondary education, Forfar Academy provides a comprehensive offering and is located approximately six miles from the cottages.



DESCRIPTION

1 & 2 Nether Balgillo Farm Cottages present a rare opportunity to acquire two adjoining traditional cottages in a peaceful rural setting near the village of Tannadice, just north of Forfar in Angus. Requiring full renovation, the properties offer excellent potential for redevelopment and are ideal for developers, investors, or private buyers seeking a countryside lifestyle project. The subjects of sale comprise of two semi-detached, stone-built cottages over one level under a slate roof. The driveway is accessed from the public road only to the east and there is amenity garden ground only to the rear of the cottages. No vehicular access is granted over the farm track to the north.

We understand that a septic tank serves the property and that the property has water and electricity.

PLANNING

The National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and Scottish Planning Policy. Interested parties enquiring on alterations to the property may wish to seek professional planning advice and can consult with the local planning office or may wish to contact Paul Hughes of Glen Etive Projects: <https://www.glenetiveprojects.co.uk/contact-us>
paul@glenetiveprojects.co.uk

SEPA

According to SEPA flood maps, the map currently shows that there are no short term or long-term flood risk at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

ACCESS & BOUNDARIES

The property is accessed from the public road B957 near Tannadice village, and not from the farm track to the north of the property. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the property is outside the legal boundary.

COUNCIL TAX

The property is not in habitable condition and therefore not listed on the assessor's website currently. Those enquiring on rates or council tax should contact their local authority.

EPC

The property is deemed to be exempt from requiring a Home Report or EPC as it is not currently in habitable condition. For further information please contact the selling agents.

ENVIRONMENTAL AND HERITAGE CONSERVATION

We are not aware of any designations over the properties. Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land. Nether Balgillo House to the south east is a Category C Listed Building.

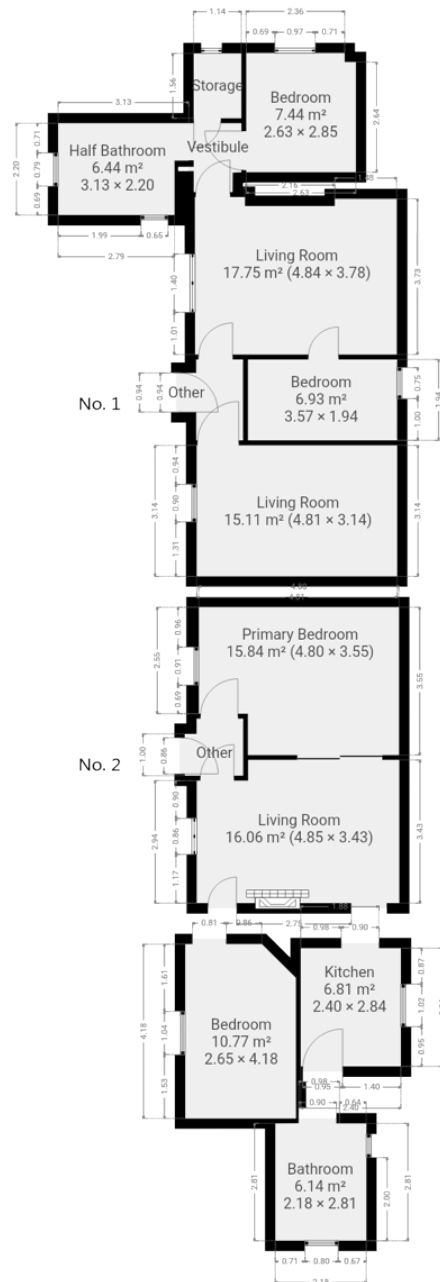
PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.







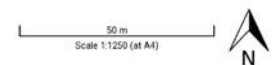


THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

1 & 2 Nether Balgillo DD8 3QS



Produced on Land App, Jul 9, 2025
© Crown copyright and database rights 2025 (licence number 100059532)



LOCAL AUTHORITY

Angus Council
Contact the council | Angus Council

SOLICITOR

Gillespie Macandrew
Broxden House
Lamberkine Drive
Broxden Roundabout
Perth
PH1 1RA

THIRD PARTY SERVITUDES AND BURDENS

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

VIEWINGS & HEALTH AND SAFETY

No internal access is granted to view the property. Viewings are by appointment, though will not be accompanied. This is a rural property and appropriate caution should be exercised at all times, particularly in reference to any uneven land surfaces or vegetation surrounding the property. The property is not in a current habitable condition and therefore internal access is not permitted on the grounds of Health & Safety. Drone images and photographs are available through the selling agents

DIRECTIONS

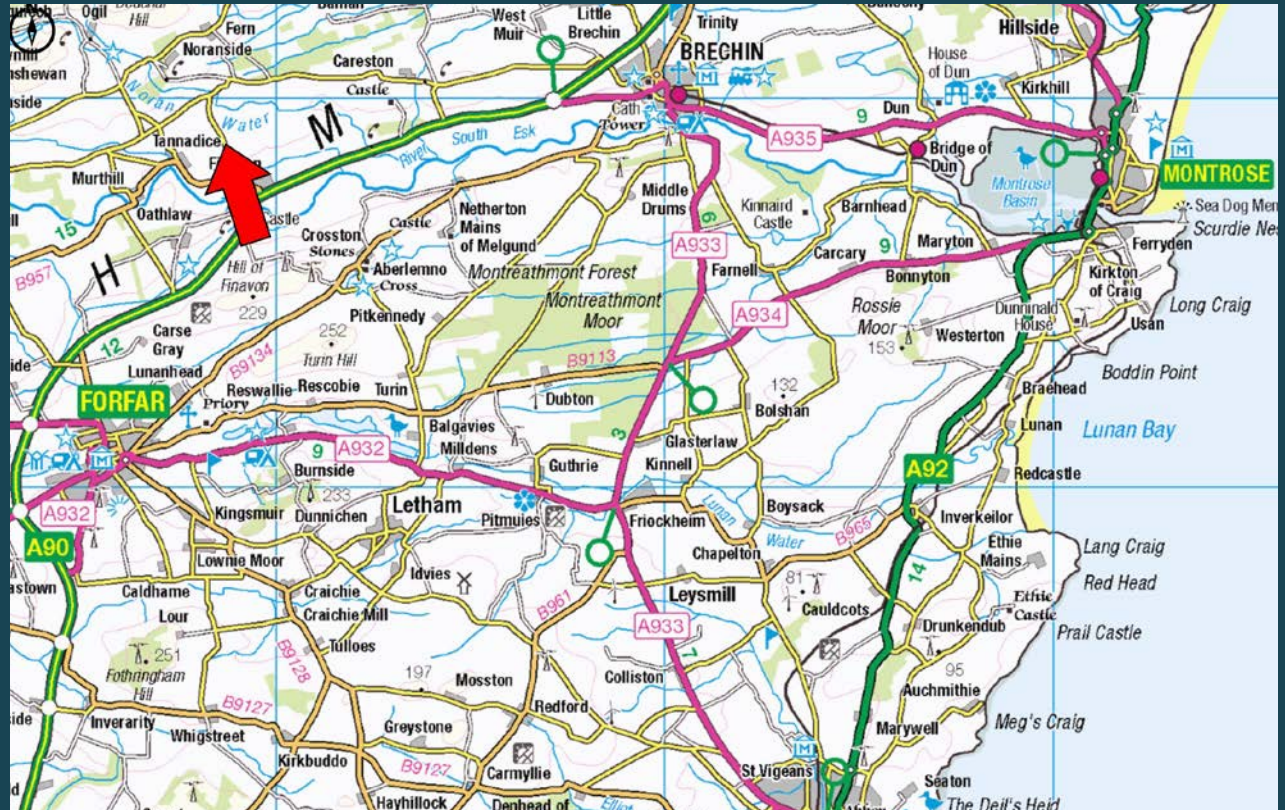
The postcode is DD8 3QS. Alternatively, please use the following link: <https://what3words.com/endlessly.putts.feast>

ENTRY

By mutual agreement.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest 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.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800
or email rural@dmhall.co.uk

ANTI-MONEY LAUNDERING COMPLIANCE: DM HALL IS REGULATED BY HMRC IN ITS COMPLIANCE WITH THE UK MONEY LAUNDERING UNDER THE 5TH DIRECTIVE OF THE MONEY LAUNDERING REGULATIONS, EFFECTIVE FROM 10TH JANUARY 2020. THE SELLING AGENTS ARE REQUIRED TO UNDERTAKE DUE DILIGENCE ON PROPERTY PURCHASERS. IN TERMS OF THESE REGULATIONS, WE ARE OBLIGED TO DECLINE ANY OFFER RECEIVED UNLESS WE ARE IN POSSESSION OF SATISFACTORY EVIDENCE OF THE IDENTITY OF THE BUYER. WE WILL REQUEST INFORMATION, CONSISTENT WITH THE REGULATIONS, TO HELP US IDENTIFY THE SUCCESSFUL BIDDER BEFORE ACCEPTANCE. IF SUFFICIENT INFORMATION IS NOT RECEIVED, WE MUST DECLINE IT. WE WILL ACCEPT SUCH INFORMATION FROM A THIRD PARTY ONLY WHEN SUPPLIED TO US BY SOLICITOR OR CHARTERED ACCOUNTANT WHO WILL BE ASKED TO SUPPLY THE COMPLIANCE DOCUMENTS AND CONFIRM THAT THEY HAVE IDENTIFIED THE PARTY CONSISTENT WITH THE MONEY LAUNDERING REGULATIONS. WE WILL NOT RELY UPON DOCUMENTS SUPPLIED BY ANY OTHER PARTY. ANY PHOTO ID MUST BE ENDORSED WITH THE WORDS, "I CERTIFY THAT THIS IS A TRUE LIKENESS" AND SIGNED ACCORDINGLY. WHERE SATISFACTORY EVIDENCE IS NOT OBTAINED, THE BUYERS OFFER MUST BE DECLINED AND, WHERE SUSPICION ARISES, THE MONEY LAUNDERING REPORTING OFFICER ADVISED, UNLESS REQUIRED BY ANY OTHER ENACTMENT, OR AS OTHERWISE AGREED, DOCUMENTS SUPPLIED WILL ONLY BE USED FOR THE PURPOSES OF COMPLIANCE WITH THE MONEY LAUNDERING REGULATIONS.

PARTICULARS AND MISREPRESENTATION The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken May 2025. Particulars prepared July 2025.



RURAL DEPARTMENT | 01786 833 800

DATE OF PUBLICATION: JULY 2025