

TRADITIONAL FARM COTTAGE SUITABLE FOR REDEVELOPMENT IN A MOST ATTRACTIVE RURAL SETTING

CRAIG OF GARVOCK • ST CYRUS • ABERDEENSHIRE • DD10 0DS



DM HALL

Property Details

St Cyrus 3.8 miles (approximately)
Montrose 8 miles (approximately)
Dundee 36 miles (approximately)

Approximately 0.06 hectares (0.15 acres)

Guide Price £70,000

LOCATION

Craig of Garvock sits in an elevated south facing position with fantastic views over the surrounding countryside. The property is surrounded by farmland on the rural outskirts of St Cyrus.

The popular coastal village of St Cyrus, with lovely coastal and close by woodland walks, has playparks for and local amenities including a post office, general store, and hotel. A more extensive range of shopping, and leisure facilities are found in Montrose and Laurencekirk, approximately 10 minute drive from this location. St Cyrus has a primary school and secondary education is available at Mearns Academy in Laurencekirk and Lathallan (approximately 7 miles) is a highly regarded private school. St Cyrus is within easy commuting distance to Dundee and Aberdeen via the A92 Coastal Route and A90 dual carriageway. Railways Stations can be found at Montrose and Laurencekirk.

DESCRIPTION

The cottage is accessed from a farm track (shared maintenance) which meanders through farmland and over a short bridge. A driveway to the front of the property provides parking for one vehicle currently. The stone cottage has a slate roof to front and cement fibre on the rear roof panels. There is garden ground to two sides of the property and a derelict portacabin sits on the site to the east. This traditional single storey cottage presents a wonderful opportunity for a rural redevelopment project. Requiring full renovation, the cottage is currently configured to provide an entrance porch, living room with fireplace, galley kitchen, 3 bedrooms and a family bathroom.

The land to the rear which has recently been planted with trees is owned by a third party.

We understand that a septic tank serves the property, which lies out with the boundaries to the south-west, and that the property has water and electricity though no central heating. The property is served by a private water supply.



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, replacement or redevelopment 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 is a risk of surface water flooding to the north and east boundaries of the property. 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 site is accessed off a minor road to the east of the A90, where a farm track heading north from the public road crosses the Wideopen Burn. 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 listed on the assessor's website as Band B for Council Tax. Those enquiring on any alteration to 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 however a Site of Special Scientific Interest is located to the North East of the subjects. Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

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.

LOCAL AUTHORITY

Aberdeenshire Council
<https://www.aberdeenshire.gov.uk/contact-us>

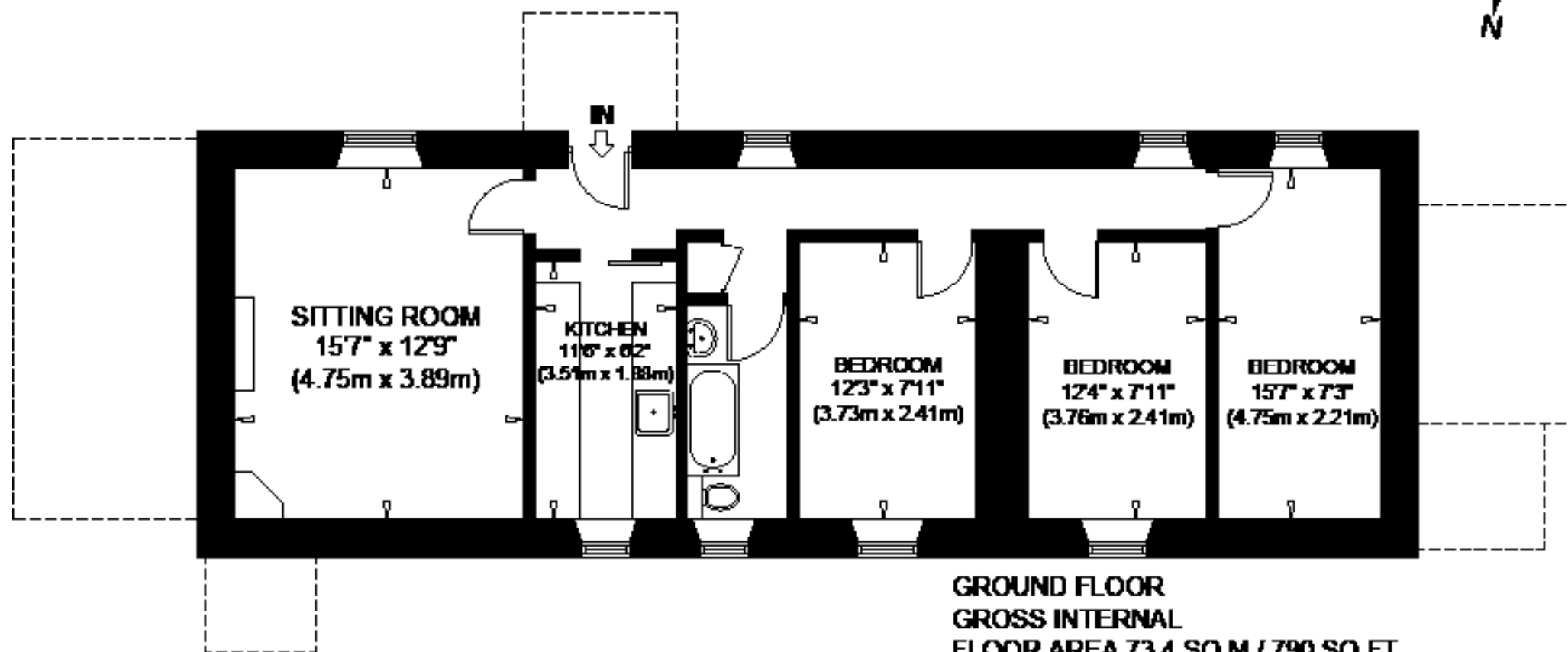
SOLICITOR

Gillespie Macandrew
5 Atholl Crescent
Edinburgh
EH3 8EJ









CRAIG OF GARVOCK COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 73.4 SQ M / 790 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk

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

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. No surveys have been carried out over any part of the property and no asbestos surveys have been carried out.

DIRECTIONS

The postcode is DD10 0DS. Alternatively, please use the following link: <https://w3w.co/conceals.turned.clearcut>

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.

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