

Strategic Development Land, Muirdrum by Carnoustie, Angus, DD7 6LE

**16.81acre block of Strategic Development Land with 2 large sheds, Muirdrum by Carnoustie.
For sale as a whole or in six lots.**



Strategic Development Land, Muirdrum by Carnoustie, Angus, DD7 6LE

Carnoustie 2miles - Arbroath and Monifieth 5.3 miles – Forfar 11 miles – Dundee 11 miles

Lot 1 – 1.83 acres

SHED 40m x 20m – BUILT 2010

SHED 30m x 12m – BUILT 2017

Served with a type 1 road 214m long.

SCOPE FOR SECURING PLANNING CONSENT FOR SIX HOUSES

Scottish Government SPD 22 Development policy look favourably at the development of brownfield sites for houses. Buy subject to planning.

OFFERS OVER £225,000

Lot 2A – 7.33 acres and Lot 2B -7.33 acres

Together 14.33 acres with longer term strategic development potential. Excellent road access from the west for Plot B and from the north for Plot A.

Scope for sale in 2 lots for 4 holiday houses each lot,
Approx 295m x 195m

FIXED (£15,000/acre)

PLOT 2A - £107,475

PLOT 2B - £107,475

£214,950

Lots 3-6 – 0.32 acres

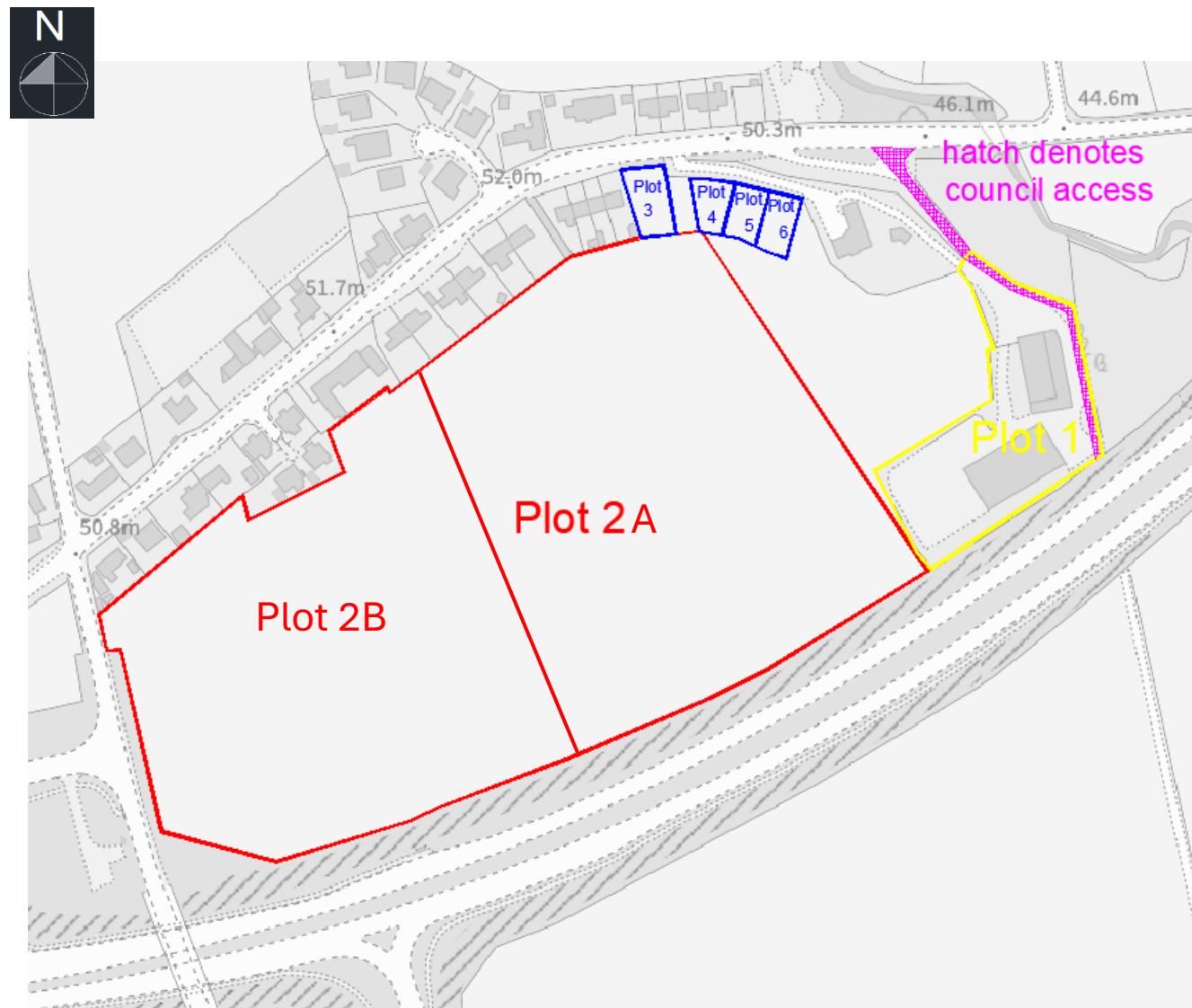
Strip of land approx. 60m x 30m

Scope of securing planning permission for 4 houses

For sale as a whole or as 4 lots

OFFERS OVER £90,000 PER PLOT

(Subject to planning)





...big shed...



...smaller shed...



...smaller shed...

LOT 1 – SHEDS

ROAD ACCESS

This attractive block of strategic development land lies between the 20 year old A92 dual carriageway Dundee-Arbroath Link Road and the hamlet of Muirdrum.

There is a grade separated junction off the A92 and an excellent bellmouth with footpath 30 metres from the village crossroads which slows the traffic down.

There is a secondary access from the north through Lot 2 which enjoys good visibility splays and is within the 30 mph speed limit.

The A92 is at a much lower level than the fields for sale and a wide belt of trees and shrubs screen the road further so the dual carriageway does not cause noise pollution to Muirdrum.



...bigger shed...



...proposed access into the west of the 14.66 acres -
good straight road with visibility splays...

LOT 2 – 14.66 Acres



...the land from the west...

LOT 2 – 14.66 Acres



...Proposed access into lot 2 from northeast...



...from the west...

LOT 2 – 14.66 Acres



...outlook from potential house plots...

LOTS 3-6 – INDIVIDUAL HOUSE PLOTS

4 house plots @ offers over £100,000 each subject to purchasers securing planning consent. We suggest using plans for a SIPP panel house made by Danwood. They have built houses at Dunfermline and Gallashields if you want to contact McCrae and McCrae to make an appointment.



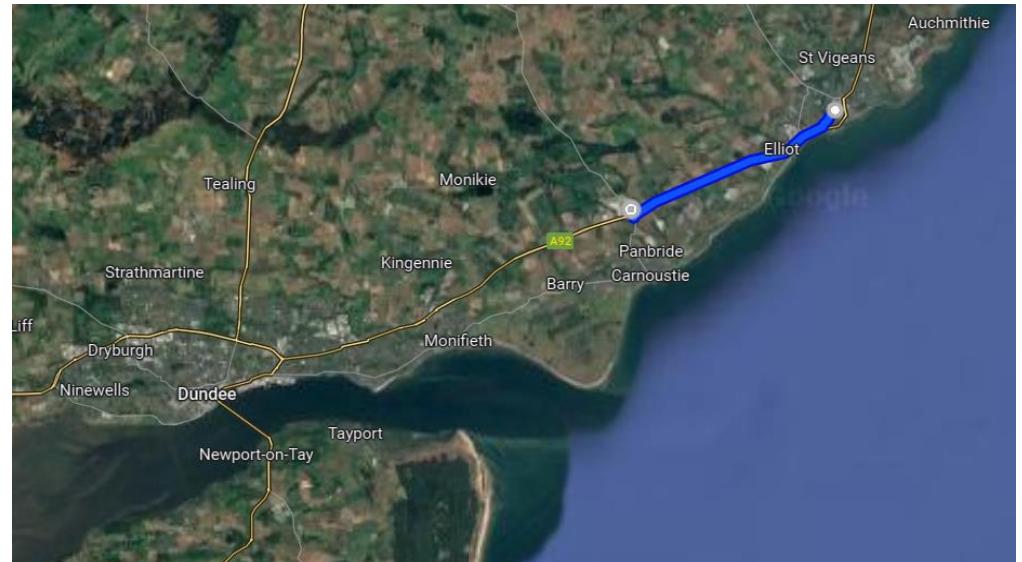
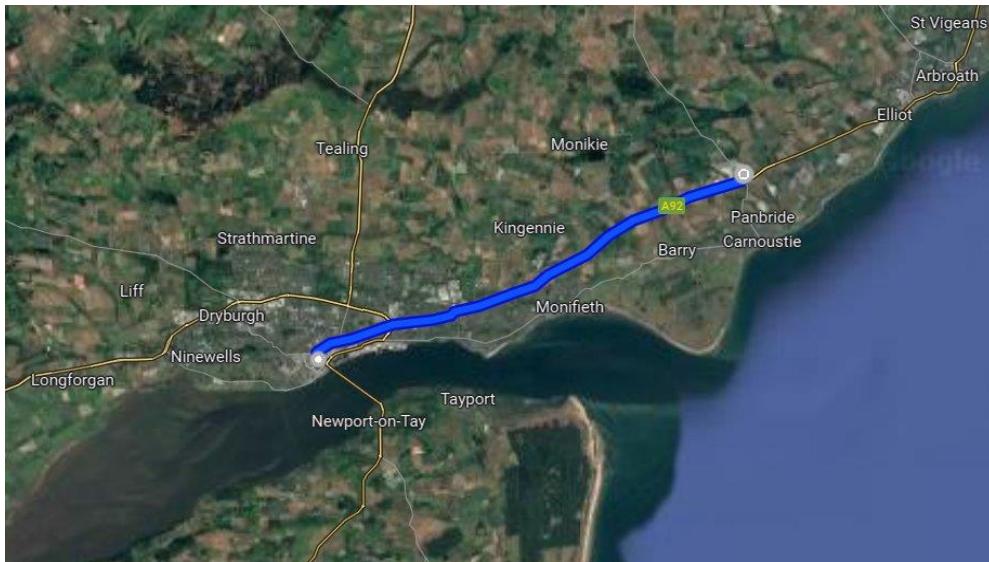
...bellmouth access into Muirdrum House and plots...



...house plots on right...



...potential house plots...



LOCATION / DIRECTIONS:

Muirdrum is located between Dundee (11 miles) and Arbroath (5.7 miles) about 2 miles north of Carnoustie.

Take the A92 dual carriageway out of Dundee. Muirdrum is found to the north of the A92. Take the slip road off at the signs for Muirdrum. At the T junction (after 100 yards) turn left and the westerly access into lot 2 is immediately on the right. The visibility splays are excellent as there is a footpath.

To get to the other lots, proceed northwards to the T junction and turn right through the village. Just before the last house on the right are the four possible house plots at the entrance to the last house.

To find the entrance to lot 1 proceed further by about 100 meters and turn right up the road to the sheds.

LOCAL FACILITIES AND AMENITIES:

There's a good bus service along the A92.

The centre of Carnoustie with its train station and famous golf centre is 2 miles to the south, adjacent to the sea.

Since the Carnoustie Link Road was built the town is only 0.6 mile from the A92.

There is a primary school at Panbride (1.26 miles from Muirdrum) and Carnoustie High School.

There is a rail link from Arbroath to Dundee via Carnoustie.

Carlogie Farm offers a fishing loch and lodgings. It is 0.9 miles from Muirdrum.

Dundee and Arbroath offer excellent social, shopping and recreational facilities as well as Dundee High School.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 8 Essex Brae, Edinburgh EH4 6LN. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 8 Essex Brae, Edinburgh EH4 6LN. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD7 6LE

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Council Tax Band

Council Tax Band – SUBJECT TO APPLICATION

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

