

# Lochside, Elliot



Development Opportunity / Land



## ARBROATH DD11 2PE

**FOR  
SALE**

- ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY
- ANGUS COUNCIL REF - 15/01032/PPPL
- OFFERS OVER £90,000
- 0.16 ACRES OR THEREBY



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# Lochside, Elliot ARBROATH

## LOCATION

Arbroath is the largest town in Angus with a population of approximately 24,000 and a range of manufacturing, retail and service businesses. It is located on the east coast of Scotland 15 miles north east of Dundee and 48 miles south of Aberdeen. The town is easily accessible thanks to the upgrade of the A92 to dual carriageway and the positioning of its train station on the East Coast Rail Line.

The subjects are located to the west of Arbroath town centre, a short distance from the A92. The surrounding area is a popular and established residential location. All local amenities are close by.

## DESCRIPTION

The subjects comprise a regular shaped area of land close to the A92. The subjects are set within a very attractive location, with views over the Mill Dam

The subjects location on the edge of Arbroath provides excellent road links and offers the opportunity to develop a bespoke detached dwelling in an established and attractive location.

## TOWN PLANNING

The subjects have been granted Planning Permission for the the erection of a dwellinghouse and garage. .

All relevant information can be found on Angus Council Planning Portal, quoting reference; 15/01032/PPPL.

## TERMS

Offers over £90,000 are invited for our clients freehold interest in the subjects.

## VAT

All figures are quoted exclusive of VAT, however our client reserves the right to charge VAT if applicable.

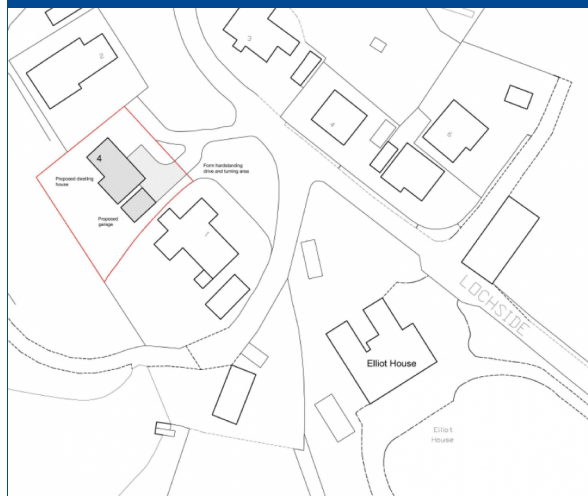
## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements, please contact the sole selling agent Graham + Sibbald, 1 Greenmarket, Dundee, DD1 4QB. can be made through the sole selling agent

Andrew Dandie 01382 305011

andrew.dandie@g-s.co.uk

## FOR SALE Development Opportunity Land



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Andrew Dandie - Tel: 07803 896967

Email: Andrew.Dandie@g-s.co.uk



### CONTACT

Graham + Sibbald  
1 Greenmarket  
Dundee,  
DD1 4QB  
Tel: 01382 200064

### Aberdeen

01224 625024

### Ayr

01292 271030

### Dundee

01382 200064

### Edinburgh

0131 225 1559

### Falkirk

01324 638377

### Glasgow

0141 332 1194

### Hamilton

01698 422500

### Inverness

01463 236977

### Kilmarnock

01563 528000

### Kirkcaldy

01592 266211

### Paisley

0141 889 3251

### Perth

01738 445733

### St Andrews

01334 476 210

### Stirling

01786 463111

### Weybridge

01932 260 726

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.

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