

11 BONELLA STREET



+ Graham
Sibbald

DEVELOPMENT SITE



CARNOUSTIE DD7 6AF

**FOR
SALE**

- ATTRACTIVE DEVELOPMENT OPPORTUNITY
- POPULAR GOLF AND TOURIST TOWN
- TOWN CENTRE POSITION
- 0.93 ACRES
- OFFERS INVITED



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11 BONELLA STREET CARNOUSTIE

FOR SALE Development Site

LOCATION

Carnoustie, with a population of approximately 11,000, is one of the principle towns within the County of Angus. The popular tourist town is situated 11 miles east of Dundee and 8 miles west of Arbroath on the east coast of Scotland.

The town is a well renowned location due to the popular Links Golf Course. With excellent road and rail communications, the larger commercial centres of Aberdeen and Dundee are both within easy travelling distance.

More precisely, the subjects sit within the town centre on the east side of Bonella Street. The surrounding area is a popular and established residential location. All essential services and amenities lie within close proximity.

The approximate location is shown by the OS plan to the side.

DESCRIPTION

The subjects comprise a development site with planning consent for 9 residential dwellings.

The site is currently utilised as a builders yard and is bounded by mainly stone walls. A small office building is situated on site.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th edition) and calculate the following area;

| Floor | Acres | Hectares |
|--------|-------|----------|
| Ground | 0.93 | 0.376 |

TOWN PLANNING

The subjects have the benefit of a conditional detailed planning consent for the erection of 9 residential dwelling houses.

Interested parties should satisfy themselves with regards to the planning consent by contacting Angus Planning Department or via the online planning portal and reference: 16/00311/FULL

A technical pack can be made available for all genuine interested parties.

TERMS

Offers are invited for our clients heritable interest in the site.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective Purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

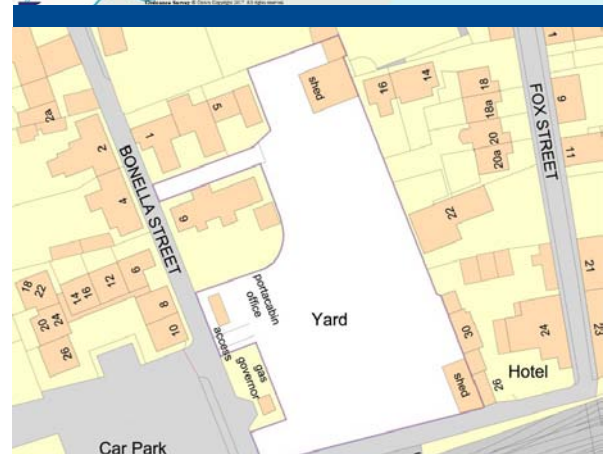
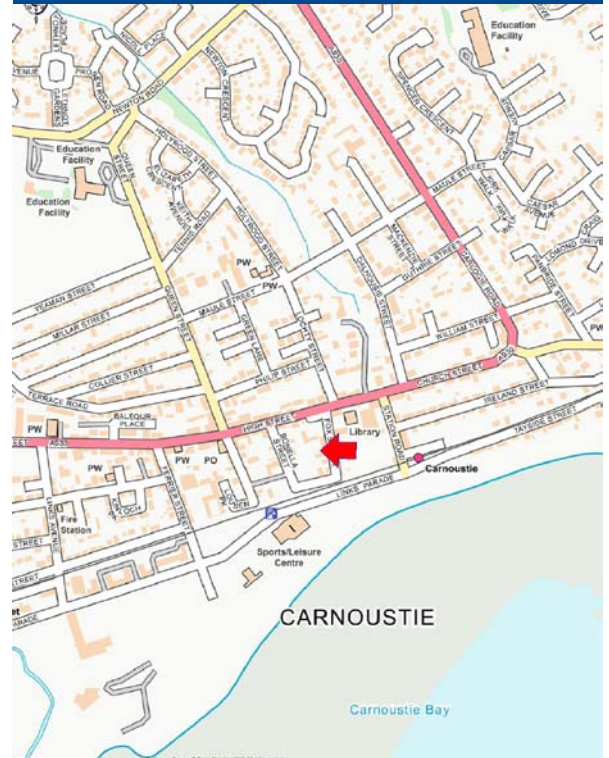
Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

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garth.davison@g-s.co.uk

Grant Robertson– 01382 200064
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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

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.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Aberdeen
01224 625 024
Ayr
01292 271 030
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
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