

Development Site,
Memus,
Forfar
DD8 3TY

Plot No	Total Area M²	Price
1	615	Offers Over £85,000
2	543	Offer In
3	904	Offers Over £110,000
4	1183	Offers Over £110,000



Thorntons

Prices from £80,000



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Exceptional opportunity to purchase a fully serviced development site, within the idyllic Angus hamlet of Memus. Locally there is a renowned Inn and restaurant whilst the nearby towns of Kirriemuir and Forfar offer a wide range of social, leisure, consumer and educational amenities. The location is well sited for the adjacent Angus Glens and A90 dual carriageway connecting to Dundee and Aberdeen. The area has an abundance of natural beauty and is renowned for its varied outdoor pursuits, including; hillwalking, golf, fishing and stalking. Dundee being Scotland's fourth largest city has all the facilities expected from a major centre, including, mainline rail route and domestic airport, both offering daily connections to the South of England.

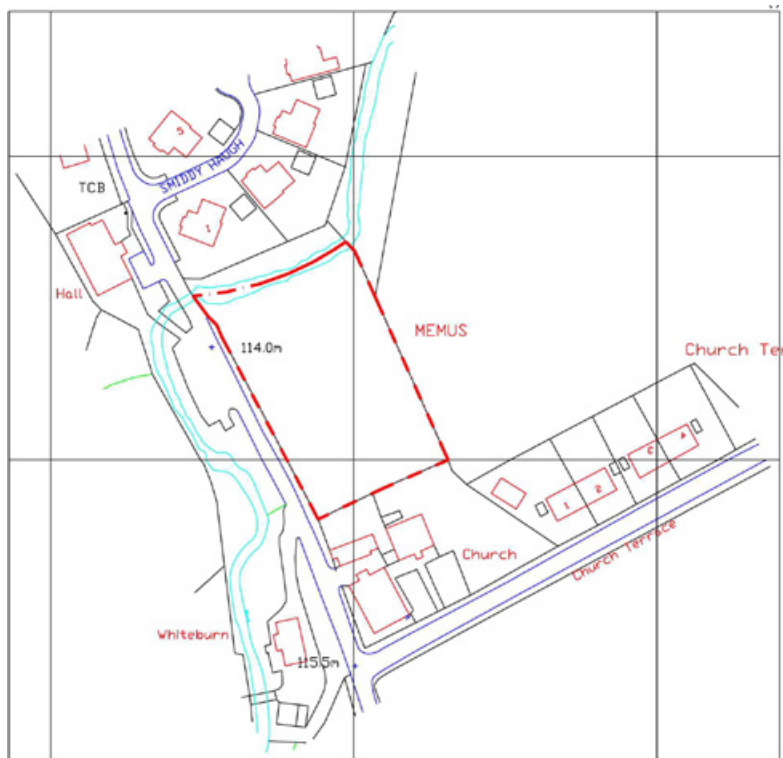
The development which has planning consent for 4 building plots, benefits from a quiet semi rural aspect

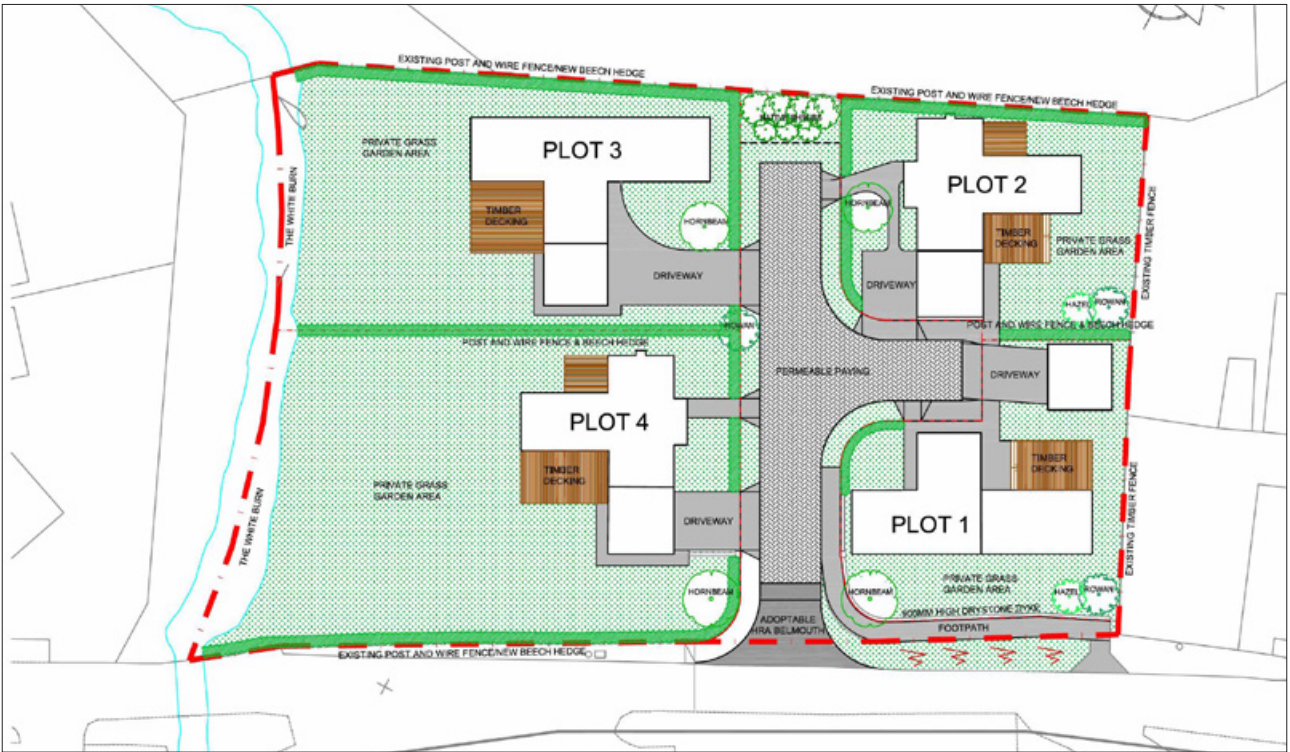
within the hamlet. Planning details can be found on the Angus Council Planning Web page- 14/00082/ FULL.

The site is fully serviced with Biodisc plant, electric, water, stand pipe to each plot . There is also a new access road formed to Angus Council Standards. The plots have been delineated by the erection of rabbit netting. beech hedging to be planted during next growing season, or on completion.

The plots can be sold individually or as a whole. The vendor may also consider a joint venture subject to suitable terms being agreeable.

- Plot 1 615m²
- Plot 2 543m²
- Plot 3 904m²
- Plot 4 1183m²





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