



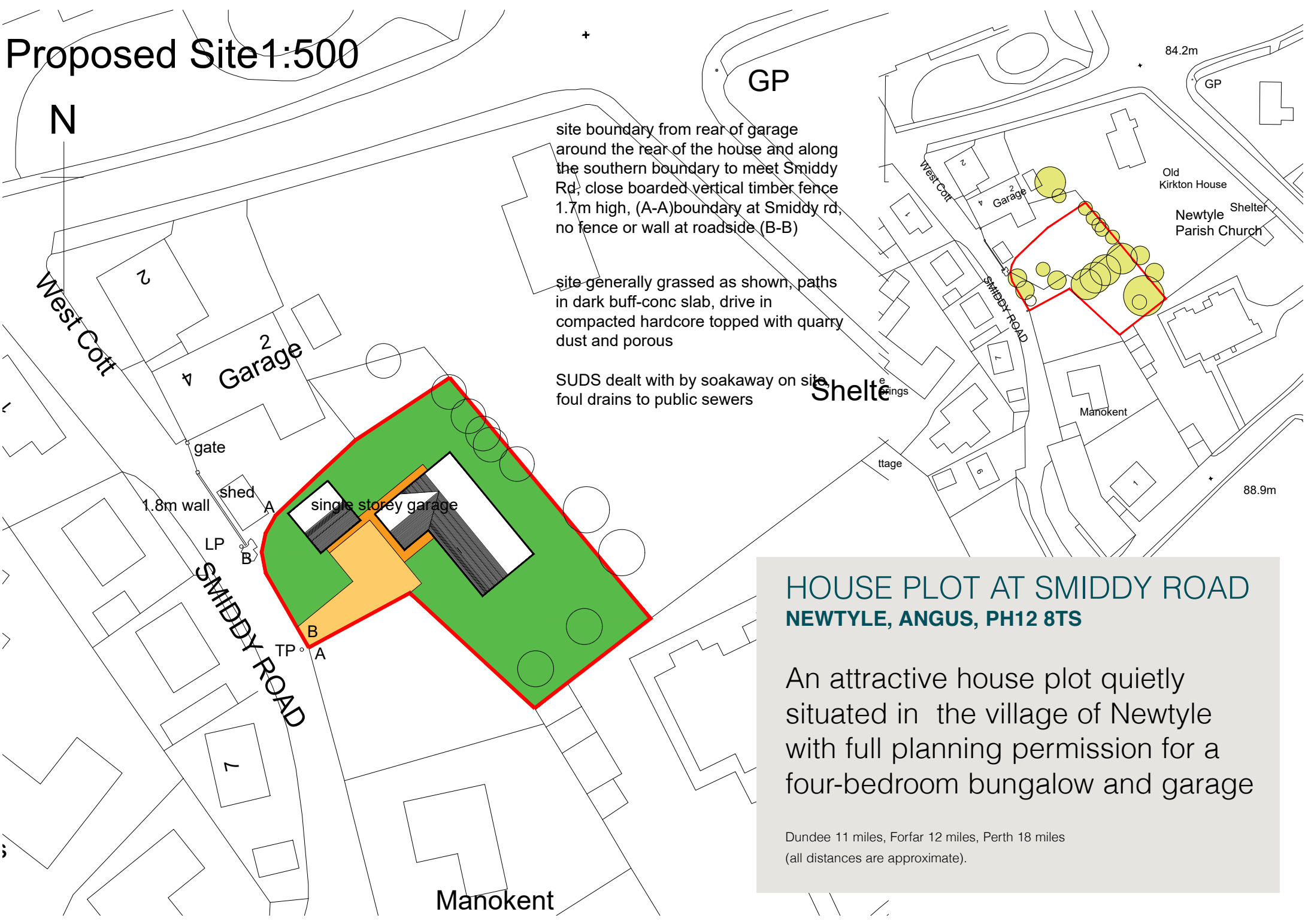
HOUSE PLOT AT SMIDDY ROAD

NEWTYLE, ANGUS, PH12 8TS



Proposed Site 1:500

N



site boundary from rear of garage around the rear of the house and along the southern boundary to meet Smiddy Rd, close boarded vertical timber fence 1.7m high, (A-A) boundary at Smiddy rd, no fence or wall at roadside (B-B)

site generally grassed as shown, paths in dark buff-conc slab, drive in compacted hardcore topped with quarry dust and porous

SUDS dealt with by soakaway on site, foul drains to public sewers

HOUSE PLOT AT SMIDDY ROAD NEWTYLE, ANGUS, PH12 8TS

An attractive house plot quietly situated in the village of Newtyle with full planning permission for a four-bedroom bungalow and garage

Dundee 11 miles, Forfar 12 miles, Perth 18 miles
(all distances are approximate).

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SITUATION

The development plot sits on Smiddy Road in the quiet village of Newtyle just behind the Newtyle Church.

Newtyle is one of the larger villages within the County of Angus. It has a peaceful location in a primarily rural agricultural district and yet is within easy travelling distance of Dundee, Perth and Forfar. The village is well served with local amenities including a modern Primary School, village shop, Post Office and Butchers as well as a number of Commercial Services and sources of local employment.

There is a popular and extensive footpath network in and around the village with easy access to the surrounding countryside.

Dundee is within 15 minutes' drive and is Scotland's fourth largest city and a large Regional Centre for employment, services and retailing. In recent times Dundee has undergone significant regeneration, particularly on the waterfront area.

GENERAL DESCRIPTION

The development plot forms a dog leg shape which is bounded by a mixture of fences and hedges with some trees to provide an element of privacy. The plot is accessed via Smiddy Road.

Water, electricity and sewage services run along Smiddy Road and can be brought into the site upon agreement from the providers.

The permission is for a four-bedroom single storey detached house with detached garage. The planning application reference is: 20/00832/ FULL. A link to the planning application is below:

20/00832/FULL | Erection of Dwellinghouse and Associated Works | Land At Smiddy Road Newtyle (angus.gov.uk).

ARCHITECT

The planning application was handled by David Wren Architect. He is available to discuss the plot with interested parties and lives nearby. His contact details are: 07881 400 919 and david@davidwrenarchitect.co.uk.

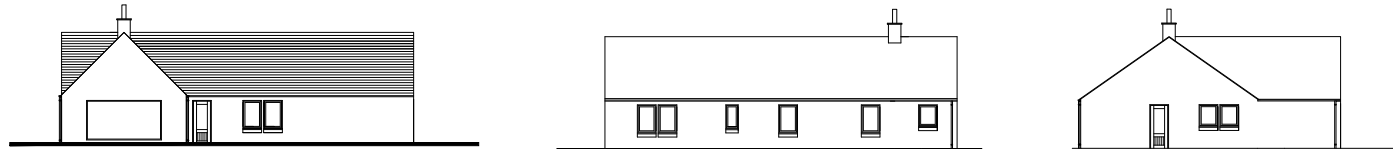
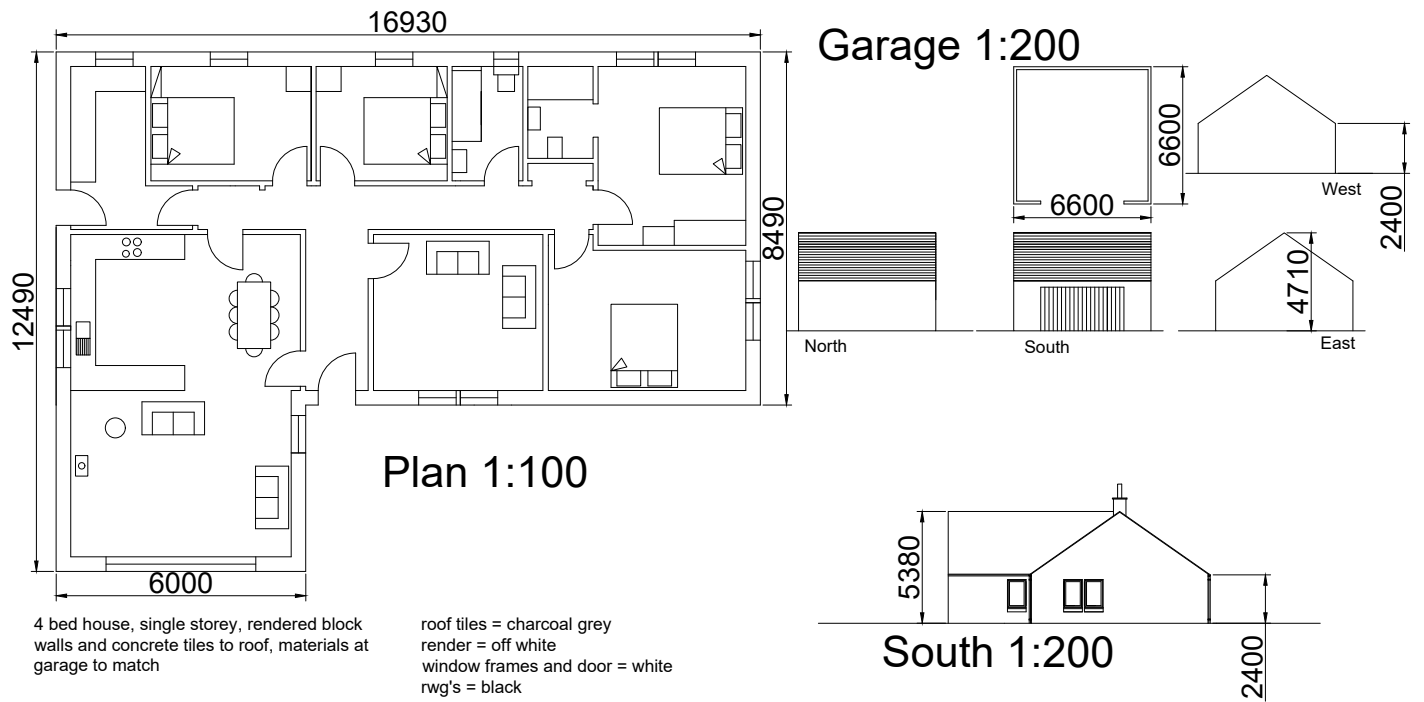
GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the neighbouring property's postcode is PH12 8TS.



Directions

From the B954, enter Newtyle from the south and turn left from Dundee Road onto Kirkton Road. Follow Kirkton Road for around 100 metres before turning right onto Smiddy Road. The plot is around 100 metres along this road on the right-hand side.

From Coupar Angus Road, turn south onto Smiddy Lane. The plot is around 50 metres along this road on the left-hand side.

Entry & Possession

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

Services

The purchasers will be responsible for securing connections to the power, drainage and water supplies.

Local Authority

Angus Council, Angus House, Orchardbank, Forfar, Angus DD8 1AN. T: 03452 777 778.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude 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.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.ukandlandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, 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 misstatement 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

Rettie & Co, their clients and any joint agents 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 not 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 misstatement 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. Rettie & Co. 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 intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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Edinburgh
Glasgow
Melrose
Berwick Upon Tweed
Newcastle Upon Tyne
London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.