



## THE GLEBE

*Newtyle, By Dundee, Angus*







# THE GLEBE

Newtyle, By Dundee, Angus

**4.95 acres or thereby, of productive grazings on the edge of Newtyle village.**

**Easily accessible via Kirkton Road, close to the centre of the village.**

**Securely enclosed and with of number of mature parkland trees.**

Dundee 13 miles, Forfar 13 miles, Coupar Angus 6 miles  
(All distances are approximate)

## Situation

The Glebe lies to the south of Kirkton Road on the south-western outskirts of Newtyle village.

The field is accessed via Kirkton Road.

Private housing lies to the east and north, with some new build housing on the site of a former farm steading to the west. The cemetery for Newtyle lies to the south-west.

Newtyle occupies a quiet rural position on the edge of Strathmore, with the Sidlaw Hills to the south and the Angus Glens to the north.

Newtyle has a good range of day to day amenities, including a primary school, village shop with post office, hotel and church. Dundee offers a wide range of services and amenities befitting Scotland's fourth city. A wide range of recreational opportunities are available in the surrounding countryside and Newtyle also has a bowling club; a popular children's play park, as well as an extensive network of footpaths

## General Description:

The Glebe extends to 4.95 acres and is productive grassland that has been let on a seasonal grazing basis in recent years to a local farmer for cattle grazing.

Access is via Kirkton Road and mains services are located nearby.

The field is securely enclosed and there are number of parkland trees.

The Glebe lies outwith the village settlement boundary for Newtyle, but may offer residential or other development prospects, subject to planning consent in the medium term.

The sellers will impose a condition of sale that there is no development within the areas hatched on the sale plan. This is protecting the amenity of Newtyle Cemetery.

The Glebe is vacant, and early entry can be offered.





## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing can be undertaken at any time. A viewing appointment is not required.

### Satellite Navigation

For the benefit of those with satellite navigation the postcode is PH12 8TS.

### Directions

From Dundee head north-westwards on the A923 from the Kingsway. In Muirhead, branch out onto the B954 and continue to Newtyle village. In the centre of the village turn left onto Kirkton Road and The Glebe will be found on your left shortly thereafter.

### Basic Payment Entitlements

No Basic Payment Entitlements are included in the sale.

### Entry & Possession

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

### Solicitors

Thorntons Law LLP, 3rd floor, City Point, 65 Haymarket Terrace, Edinburgh, EH1 5HD.

### Offers

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

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement 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 can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter: RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettie-and-co/).

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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.

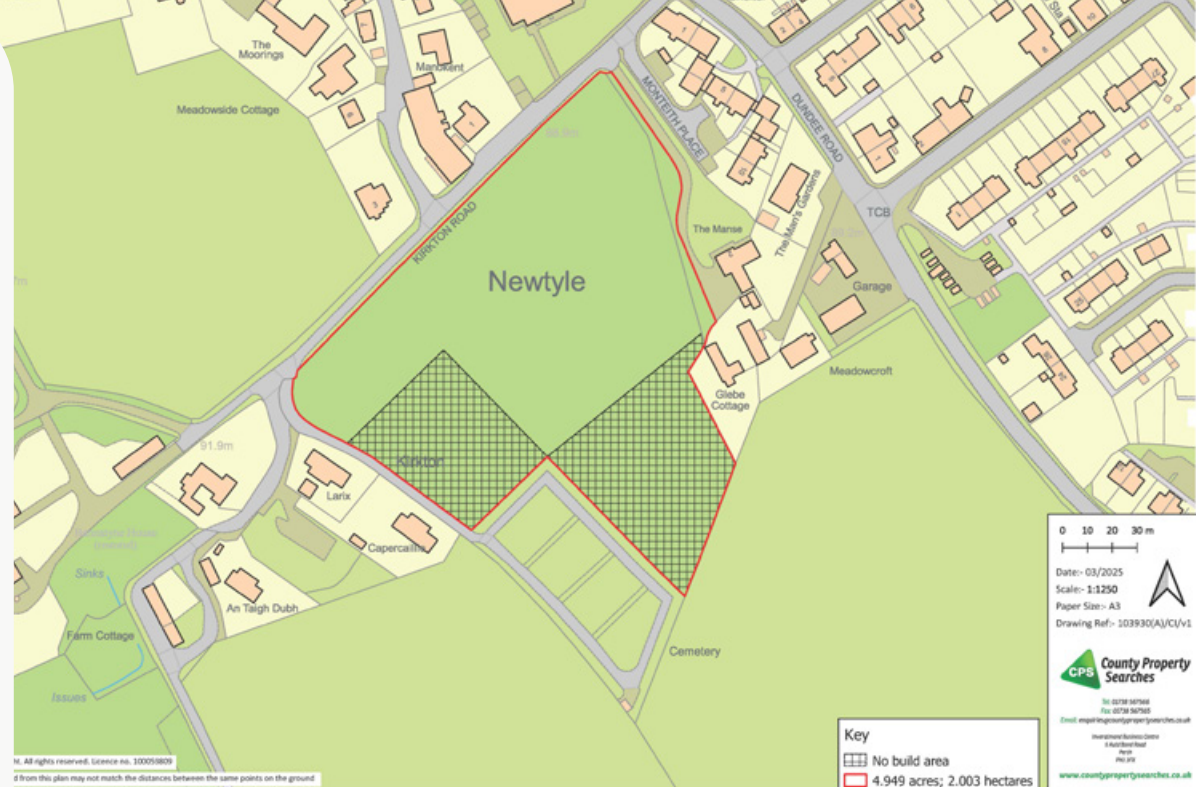
### Important Notice

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.









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.

## RETTIE

📞 0131 624 4183  
✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

