



BANNATYNE FIELD
Newtyle, By Dundee, Angus

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3.74 acres or thereby, of arable farmland on the edge of Newtle village.

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

Enclosed and with of number of mature parkland trees.

Note: VAT is payable on the purchase price.

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

Situation:

The Bannatyne Field lies to the north of Kirkton Road on the western edge of Newtle village.

The field is accessed via Kirkton Road through a field gate in the southern boundary.

Private housing lies to the east and north, with some new build housing on the site of a former farm steading to the south. There has also been recent private housing developed to the north adjacent to the Coupar Angus Road.

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

Newtle 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 Newtle also has a bowling club, a popular children's play park, as well as an extensive network of footpaths.



General Description:

The Bannatyne Field extends to 3.74 acres and is productive arable farmland that has been cropped in recent years – mostly with spring barley. The land is currently vacant.

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

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

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

Early entry can be offered.

The western boundary is currently undefined but posts in the ground define the boundary of the subjects of sale. A new stockproof fence will be erected by the purchaser of this ground.

Access to the Bannatyne Park will be restricted to agricultural, equestrian and horticultural purposes only.

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 gate to Bannatyne Park will be found on your right.

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, EH12 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 as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, 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 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.

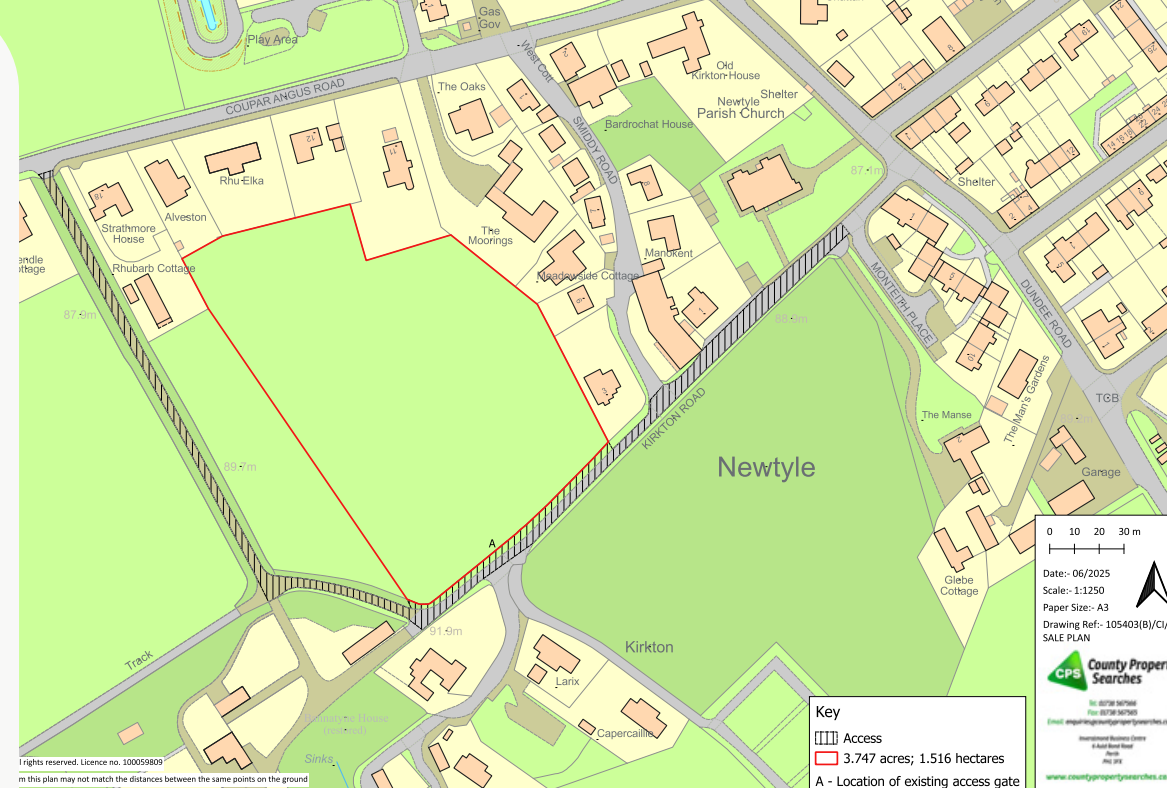
Important Notice

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.





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