



SUNNYHALL MILL
Lundie , Angus





SUNNYHALL MILL

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A traditional barn and game larder with detailed planning permission for conversion into a modern 3 bedroom house within a delightful position and with a charming woodland and field extending to 8.29 acres (3.35 Ha) as a whole.

Accommodation once built:

Ground Floor

Entrance Hall, Living Room semi open plan to Kitchen/Dining Room, Utility, Two Bedrooms, Bathroom, Shower Room.

First Floor

Principal bedroom with ensuite shower room, walk-in wardrobe and galleried seating area.

Garden & Grounds

Accessed via a shared private road with the grounds including a delightful woodland and field grazing's extending to a total of approximately 8.29 acres (3.35 Ha), as a whole.



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Situation

Sunnyhall Mill is located in a delightful part of Angus in a rural position approximately 4.2 miles south of the village of Newtyle and around 9 miles north-west of Dundee, within the county of Angus. Newtyle offers a range of local amenities including a primary school and village shop with Post Office. Dundee, meanwhile, provides an extensive selection of city facilities including shopping centres, supermarkets, the Olympia leisure complex, cinema, theatre and two universities and V&A Museum, together with mainline rail and bus connections and an airport offering regular services to London Heathrow.

The Angus area is well regarded for its wealth of outdoor pursuits. Several golf courses are located within easy reach of Sunnyhall Mill, including Pipersdam, Rosemount at Blairgowrie and the courses at Alyth, while the world-famous championship links at Carnoustie is approximately 21 miles away. The nearby Angus Glens provide excellent opportunities for hill walking, with fishing and shooting also readily available locally. For winter sports enthusiasts, the ski centre at Glenshee is around 35 miles.



Description

Sunnyhall Mill comprises an attractive traditional stone-built former mill with accommodation over two levels and set under a pitched slate roof. In addition there is a former game larder which also forms part of the area to be developed. The barn is set in an elevated position towards the northern boundary of the property, the building enjoys an attractive outlook and, once converted, would benefit from appealing southerly views across its paddock and the surrounding countryside beyond.

Planning consent is in place for the conversion of the building into a three-bedroom modern home. The design is to include use of the existing stone and vertical timber cladding with large glass elevation to the south, all under a pitched slate roof. Permission was granted by Angus Council on 6 November 2025 under planning reference 25/00586/FULL. Further information is available from the selling agents.

The house once converted will extend to approximately 1883 sq.ft with the main entrance hall providing access to the principal rooms. The kitchen/Dining Room is semi open plan to the living room with both rooms enjoying an open southerly outlook over the field and direct access out to a terrace. Adjacent to the kitchen is a utility room, shower room and door to the courtyard area. Located off the hall are two bedrooms and a bathroom.

At first floor level is the principal bedroom suite, complete with an en suite shower room and walk-in wardrobe, opening onto a galleried seating area overlooking the living room below.

The property extends to approximately 8.29 acres (3.35 Ha) and includes attractive areas of amenity woodland to the west of the mill, together with a paddock situated directly opposite the barn, ensuring the property enjoys an open outlook across its own land. The ground is predominantly well drained and is well suited to grazing livestock, equestrian use or general amenity purposes. Additional land may be made available by way of separate negotiation.



GENERAL REMARKS AND INFORMATION

Directions

From Dundee, travel north on the A923 towards Coupar Angus. Upon reaching Muirhead, turn right onto the B954 in the direction of Alyth. Continue for approximately 3 miles before taking the minor road on the left-hand side, directly opposite the small bus shelter. The entrance to Sunnyhall Cottage is located immediately beyond the circular loch on the right. Proceed along the track and bear first right, where Sunnyhall Mill will be found a short distance along on the left-hand side. Postcode: DD2 5NZ.

Viewing

Viewing is strictly by appointment with the Selling Agents TBC.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD2 5NZ

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Tenure

Freehold

Services

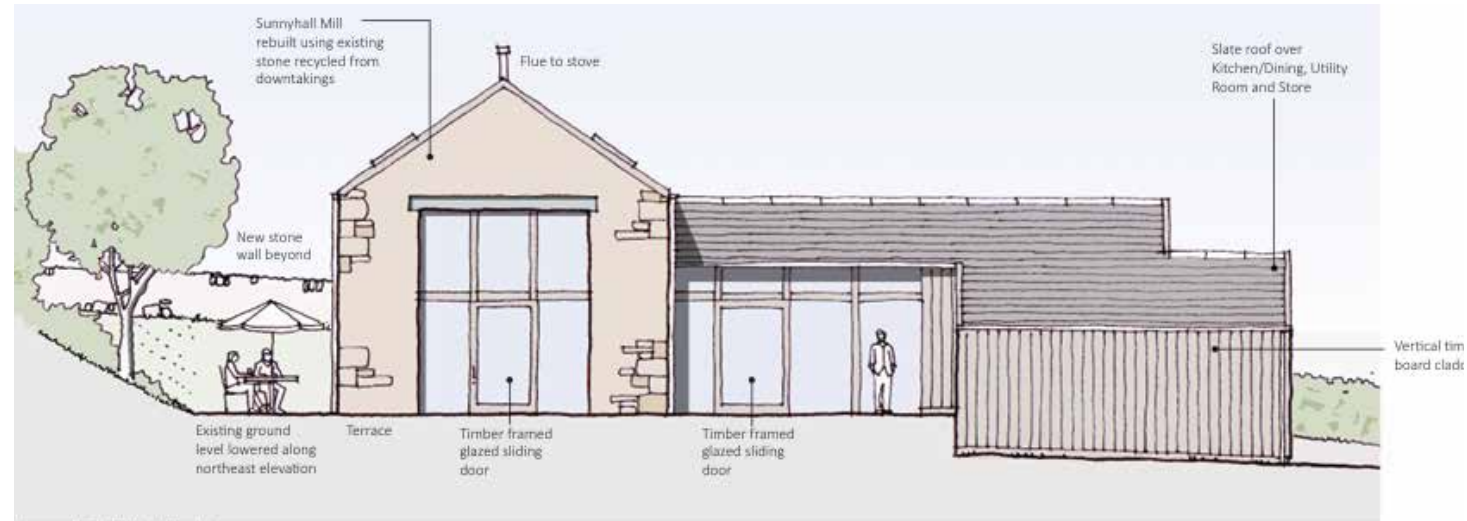
Mains electric and water are on site, private drainage.

Offers

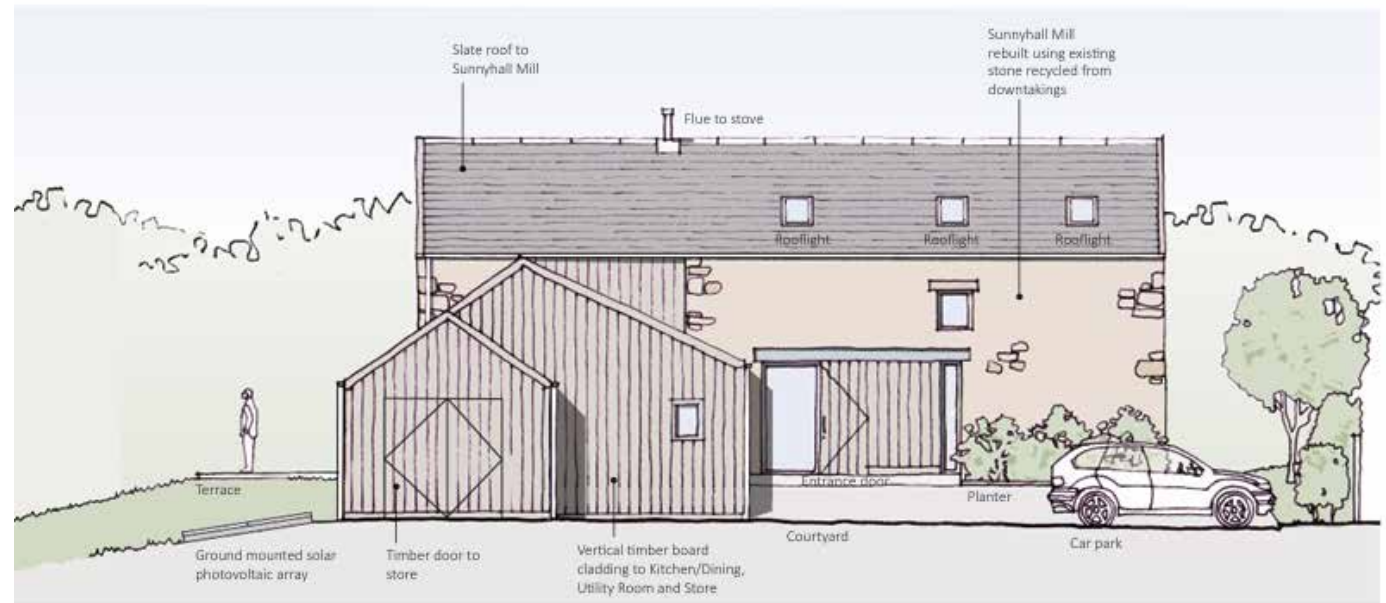
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties 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, and www.thelondonoffice.co.uk.



Proposed South West Elevation



Proposed East Elevation

Not to scale for identification purposes only.

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 misstatement shall not annul

the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

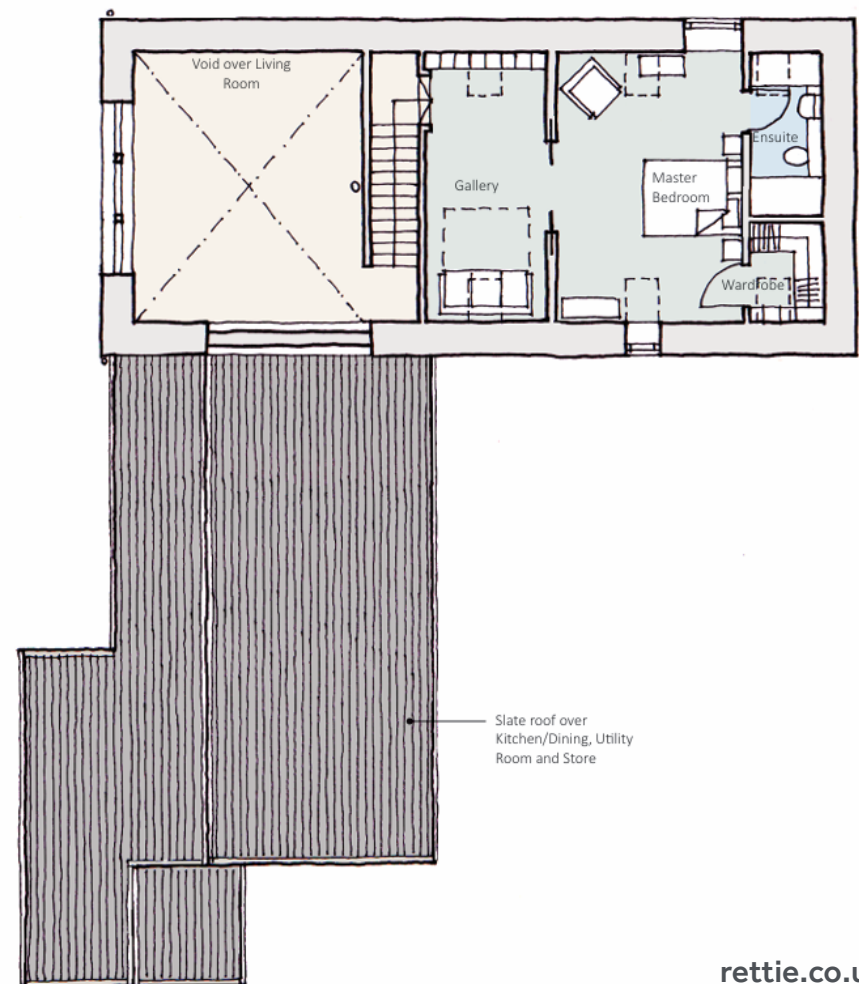
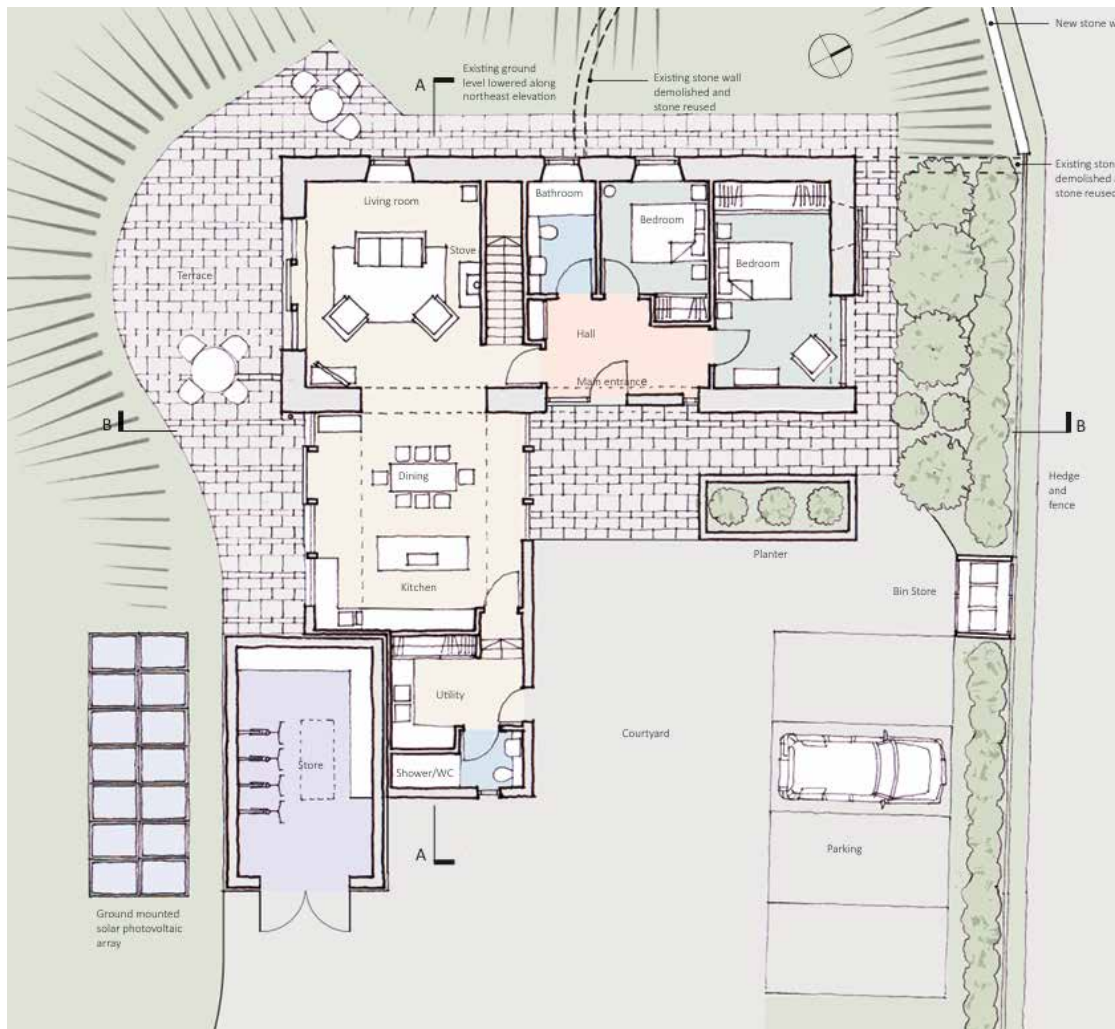
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 contract in reliance on the said statements, that he has

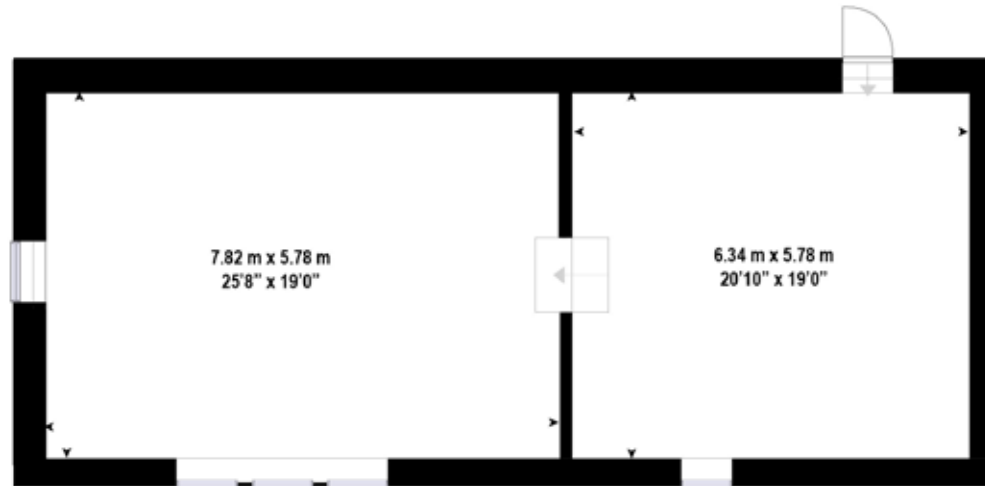
satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

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.

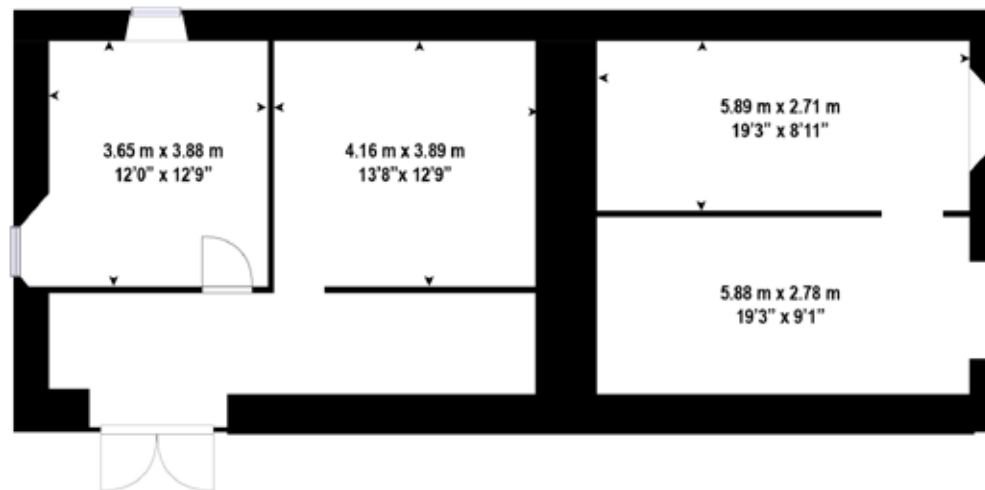


Not to scale, for identification purposes only.

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BARN - FIRST FLOOR



BARN - GROUND FLOOR



Sunnyhall Mill, Lundie, Dundee, Angus, DD2 5NZ

Measurement point

Indicates area of Limited Use Space

BARN - Gross internal area: 1808.3 sq ft / 168 sq m
GAME LARDER - Gross internal area: 247.5 sq ft / 23 sq m



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

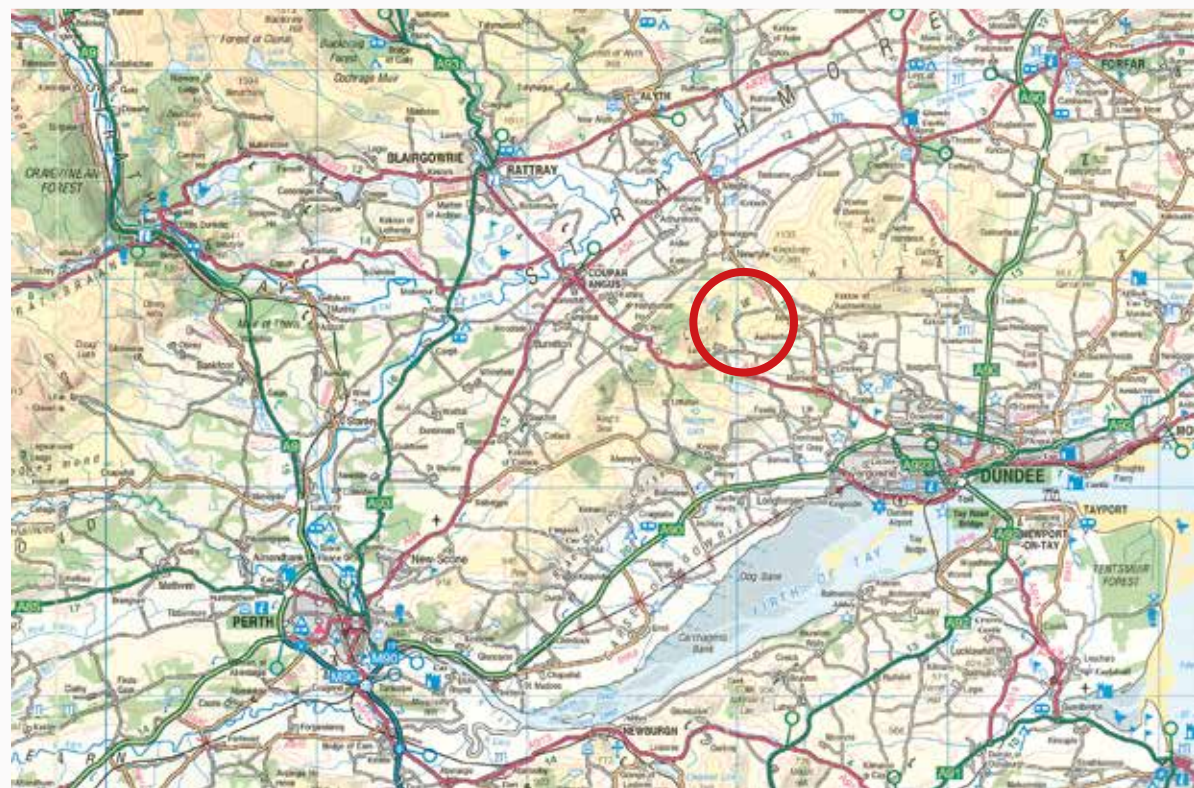
Important Notice

Rettie & Co 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 mis-statement 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.




Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





RETTIE

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