

The Glebe, Eassie Road, Newtyle, PH12 8UU



VIEWING & FURTHER INFORMATION:

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- **Peaceful rural setting.**
- **Pre application consultation completed for residential development.**
- **1.99 hectares (4.9 acres).**
- **Ideal commuting distance to Dundee and Perth.**

LOCATION

Newtyle is a large village within the district of Angus. It is a picturesque and peaceful location in a rural area and within ideal commuting distance of the larger cities of Perth & Dundee.

The village is served with local amenities including primary school, doctors surgery, local shops and a Post Office as well as commercial services and sources of local employment.



FOR SALE

Residential Development Land

The Glebe, Eassie Road, Newtyle, PH12 8UU

Located close to Dundee which is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration as part of the water front development has been well documented and the new V & A Museum is expected to significantly increase tourism and will help establish Dundee as a major regional centre.

DESCRIPTION

Our client has ownership of 4.9 hectares of land within the village of which 1.99 hectares has been allocated in the Angus Local Development Plan for residential use. At this stage the proposal is to dispose of only that area allocated in the Local Development Plan.

The site is level and rectangular shaped and comprises farmland accessed off North Street.

PLANNING

Our client has completed pre application enquiries with Angus Council and further details can be obtained upon application.

The land has been allocated for residential development for around 30 dwellings.

SERVICES

Purchaser to satisfy themselves.

PRICE

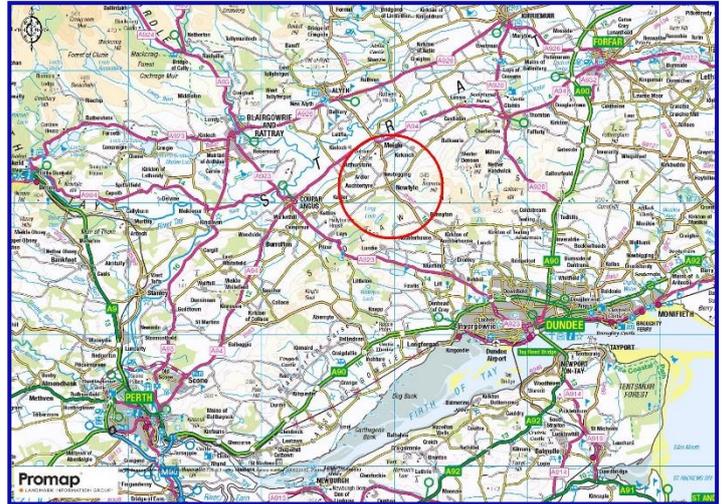
Our client invites offers for their freehold interest and a closing date may be set.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

Prices are quoted exclusive of VAT (if applicable).



VIEWING

Parties can view the site unattended provided they notify the selling agents of their intention to view.

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