# **Ryden**.co.uk 0131 225 6612

46 Castle Street, Edinburgh. EH2 3BN Tel: 0131 225 6612 Fax: 0131 225 5766

On the instructions of the Joint Administrators

For Sale High Quality Residential Development Land



# Old Granary Site, Monikie, Angus

- Planning consent for 13 detached homes
- Site size approximately 0.97 hectares (2.41 acres)

Viewing strictly by appointment with the sole agents.

Contact:

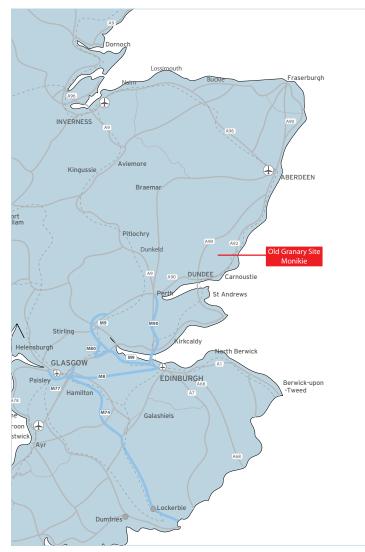
David Fraser Tel: 0131 225 6612 Email: david.fraser@ryden.co.uk

Andy Boal Email: andy.boal@ryden.co.uk Tel: 01382 227900

 Edinburgh
 Glasgow
 Aberdeen
 Leeds
 Dundee
 Inverness

 0131 225 6612
 0141 204 3838
 01224 588866
 0113 243 6777
 01382 227900
 01463 717202

## Old Granary Site, Monikie, Angus





#### LOCATION

The development land is located within the attractive village of Monikie, Angus. Monikie is located approximately 10 miles north east of Dundee in an attractive countryside location. The site offers easy access to the adjacent and popular Monikie Country Park.

More specifically the Old Granary development is situated on the south east side of Monikie with the principal access into the site being taken off Panmure Road. The available plots comprise the northern section of the site.

### THE OPPORTUNITY

The opportunity exists to purchase the remaining undeveloped plots of the Old Granary residential development. The entire site obtained planning consent in 2005 (planning permission 05/00613/FUL) for the development of 34 no. 4 and 5 bedroom high quality luxury homes on generous plot sizes. To date 21 of the plots have either been completed and sold to individual occupiers or are currently being marketed for sale in various stages of completion. The remaining 13 plots are available to purchase and will allow for immediate development with the benefit of existing consent. Outlined below is a table of the plot numbers and sizes of the relevant plots

#### FURTHER INFORMATION

Further information on the development site and technical information such as plans, planning permissions and ground investigation reports can be obtained by visiting www.monikie.ryden.co.uk.

House Plot Number	Plot Size (sq m)
	835
	852
23	611
24	633
26	950
27	879
28	689
29	695
30	722
31	822
32	802
33	625
34	625
TOTAL	9,770 (0.97 ha) or (2.41 acres)

### PRICE

Offers in excess of £400,000 are invited for the benefit of the heritable interest in this land.









## VIEWING

For further information and viewing please contact the sole selling agents Ryden.

Contact:

David Fraser Tel: 0131 225 6612 Fax: 0131 225 5766 Email: david.fraser@ryden.co.uk

Andy Boal Tel: 01382 227900 Fax: 01382 229071 Email: andy.boal@ryden.co.uk

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