

# Ryden.co.uk

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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.

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# 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](http://www.monikie.ryden.co.uk).

| House Plot Number | Plot Size (sq m)                       |
|-------------------|--|
| 1                 | 835                                    |
| 2                 | 852                                    |
| 23                | 611                                    |
| 24                | 633                                    |
| 26                | 950                                    |
| 27                | 879                                    |
| 28                | 689                                    |
| 29                | 695                                    |
| 30                | 722                                    |
| 31                | 822                                    |
| 32                | 802                                    |
| 33                | 625                                    |
| 34                | 625                                    |
| <b>TOTAL</b>      | <b>9,770 (0.97 ha) or (2.41 acres)</b> |

## PRICE

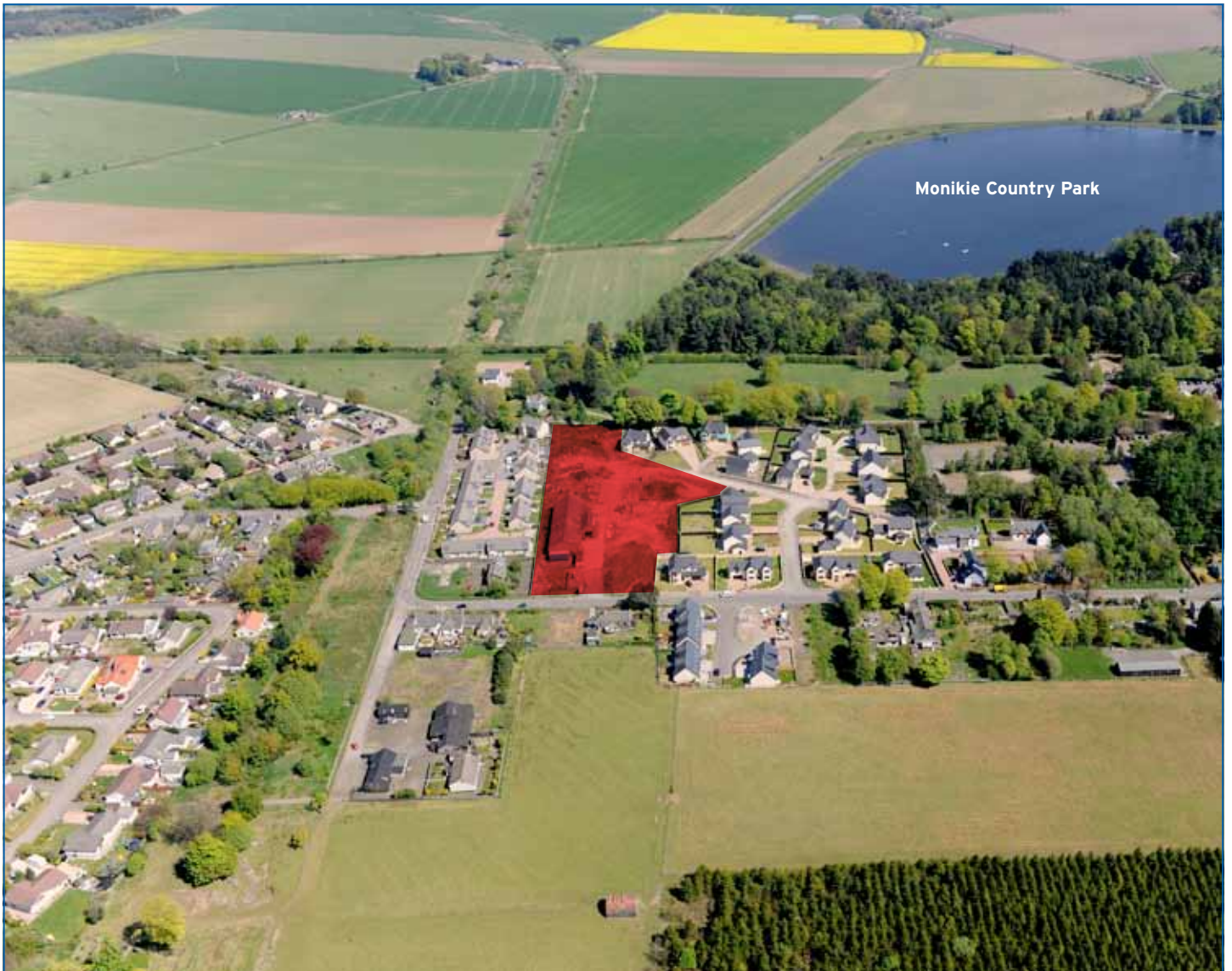
Offers in excess of £400,000 are invited for the benefit of the heritable interest in this land.



**KEY**

White Plots - Undeveloped

Coloured Plots - Completed or partially completed



## VIEWING

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

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