

PLOT AT BOGSIDE MILL

Glen Moy, Kirriemuir




BIDWELLS

PLOT AT BOGSIDE MILL

Glen Moy • Kirriemuir • Angus • DD8 4NB

Development Site in Glen Moy, Angus

*Kirriemuir 9 miles, Dundee 27 miles, Edinburgh Airport 85 miles
(all distances are approximate)*

Opportunity to acquire a wonderful rural
development site for a residential property

Offers over £100,000





LOCATION

Bogside Mill is situated in Glen Moy, a tranquil and lesser-known valley in the Angus Glens, a series of valleys stretching into the Grampian Mountains of eastern Scotland and located north of Kirriemuir. The area is characterized by its rugged terrain, forested hills, and remote atmosphere, making it a haven for walkers, nature enthusiasts, and those seeking solitude.

Nearby Cortachy is a small, picturesque village and offers a blend of historical landmarks, natural beauty and community amenities, such as a primary school, namely Cortachy Primary School, whilst the secondary school is provided by Webster's High School in Kirriemuir.

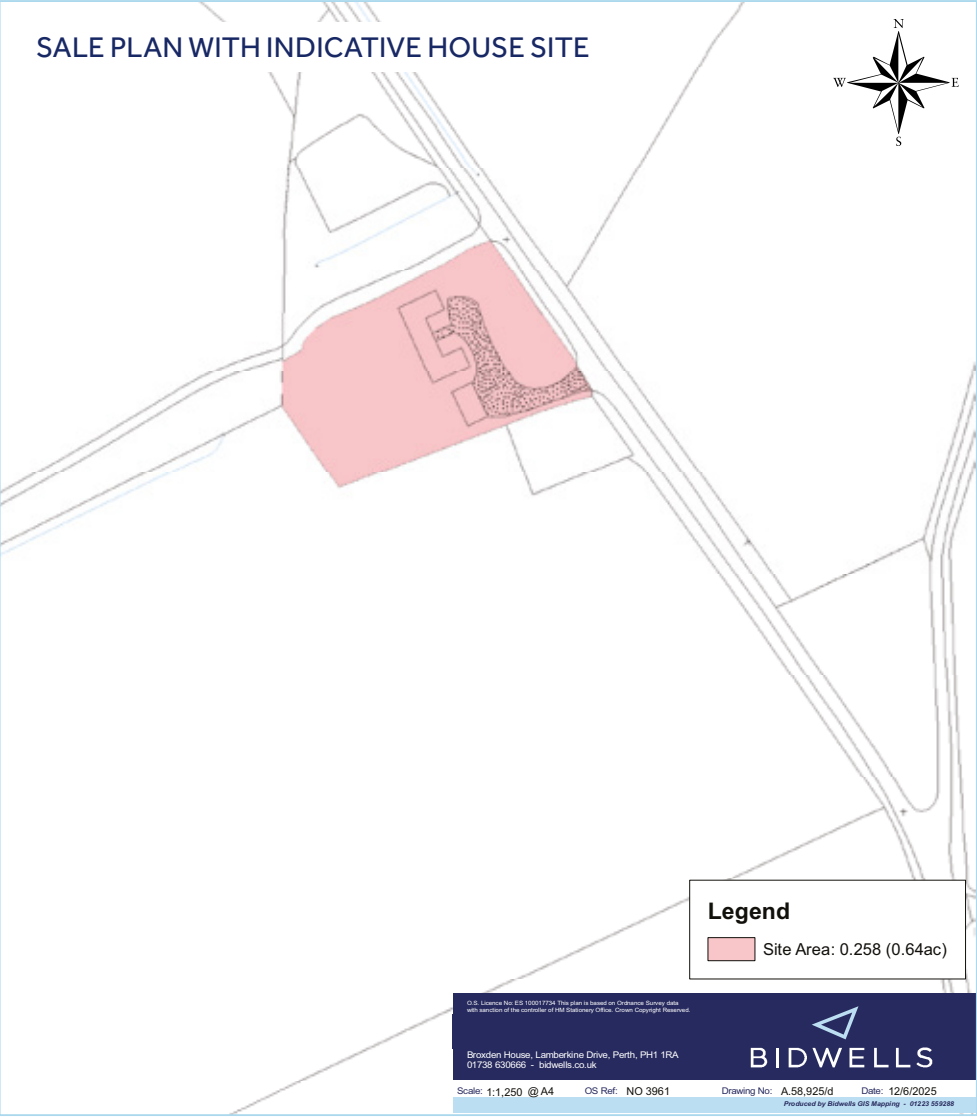
Kirriemuir offers a comprehensive range of services to meet the needs of residents and visitors alike. The town features a well-equipped medical practice, a variety of retail shops, primary schools, supermarkets and several hotels. Kirriemuir Golf Club, designed by the renowned James Braid, is situated at the foot of the scenic Angus Glens. The Clubhouse serves as a venue for events and dining, welcoming both members and visitors. Additionally, Webster's Sports Centre, located adjacent to Webster's High School, operates as a dual-use facility. It is primarily available to the public during evenings and weekends, providing excellent recreational opportunities for the local community.



DESCRIPTION

Bogside Mill presents a wonderful opportunity to acquire a rural building plot extending to approximately 0.64 acres with far-reaching country views the plot. Bogside Mill benefits from planning in principle for the demolition of the current buildings on site and the erection a new residential dwelling, affording the opportunity for a purchaser to design a home to suit their specific requirements (subject to obtaining full planning). Full details can be found on the Angus Council Planning Portal under reference: 24/00356/PPPL.





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GENERAL INFORMATION

IMPORTANT NOTE

It should be noted that there is Japanese Knotweed on site. A quote to remove this has been sought.

FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain but there could still be localised effects from flooding in some places.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. For the personal safety of interested parties, please be aware of potential hazards at the property as the buildings are in a dilapidated state.

DIRECTIONS

From Dundee take the A90 north towards Forfar. After approximately 14 miles, take the exit onto the A926 towards Kirriemuir. Follow the A926 for about 4 miles into Kirriemuir. In Kirriemuir, turn left onto the B955 heading north. Continue on the B955 for approximately 4 miles to reach Cortachy. In Cortachy, turn right onto the road signposted for Glen Moy. Drive past Cortachy Castle, then after about half a mile, bear left following the signs for Glen Moy. Continue on this road, the plot at Bogside Mill should be located along this route.

To find the property using What3Words please use the location reference: ///harsh.barn.shred

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold)

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.



RESTRICTIONS AND THIRD PARTY RIGHTS

Third Party Rights: The sellers are not aware of any third-party rights over the property.

Listing Status: None

Conservation Area: No

PLANNING PERMISSION

Full details of the planning permission can be found on the Angus Council Planning Portal under reference: 24/00356/PPPL.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

Any outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOCAL AUTHORITY

Angus Council
Orchardbank Business Park, Orchardbank, Forfar, Angus,
DD8 1AN

T: 03452 777 778

SELLING AGENT

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