



## Site at Springfield Terrace, Arbroath, DD11 1EL

Former garden ground for the Abbey Bank House, offering the opportunity to develop 9 residential dwellings.

- Extending to 1.2 Acres or thereby
- Established residential location
- Detailed planning consent - 9 units
- Available in part or whole
- Planning reference - 11/00085/FULL



## LOCATION

Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses and a vibrant high street shopping area within its heart. The town has a population of approximately 25,000 persons and is located on the east coast of Scotland, some 15 miles north east of Dundee and 48 miles south of Scotland's oil capital Aberdeen on the A92 coastal trunkroad.

More precisely, the subjects lie to the north of Arbroath town centre within an established residential area. Springfield Terrace forms the eastern boundary of the site with housing to the south, allotments to the east and Hayshead Road to the north.

The approximate location is shown by the OS Plan to the site.

## DESCRIPTION

The subjects comprise former garden ground for the Abbey Bank House, offering the opportunity to develop 9 residential dwellings.

The site extends to 1.2 acres or thereby and includes the derelict lodge house, situated at the entrance to Springfield Terrace.

Surrounding properties comprise a mix of residential dwellings.

## PLANNING

In accordance with the Planning Consent granted 10th May 2011 (Planning Reference 11/00085/FULL) the site has full planning permission for the erection of 5 detached dwellinghouse and 4 semi detached dwellinghouses.

Prospective purchasers are advised to make their own planning enquiries with Angus Council Planning Department.

## ACCOMMODATION

The site extends to approximately 1.2 acres or thereby and has consent for the following accommodation.

Plot	Type	Bedrooms	Size
1	Semi Detached	3	101.5 sq.m
2	Semi Detached	3	101.5 sq.m
3	Semi Detached	3	101.5 sq.m
4	Semi Detached	3	101.5 sq.m
5	Detached	4	151.4 sq.m
6	Detached	4	151.4 sq.m
7	Detached	4	151.4 sq.m
8	Detached	4	151.4 sq.m
9	Detached	4	145 sq.m

## SERVICES

Main services we understand are available within the immediate vicinity of the site and as such the site can be serviced with no abnormal development costs.

Intending purchasers should however make their own enquiries in this regard.

## TERMS

The subjects are available for sale with offers over £400,000 invited.

Alternatively the subjects may be available in part with further information in this regard available from the sole selling agents.

## VAT

For the avoidance of doubt all figures are quoted exclusive of VAT. Prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in any transaction.

## FURTHER INFORMATION AND VIEWING

Viewing arrangements can be made by contacting the sole selling agents Graham + Sibbald.

### To arrange a viewing contact:



**Garth Davison**  
Surveyor  
garth.davison@g-s.co.uk  
01382 200 064



**Andrew Dandie MRICS**  
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