

FOR SALE
ON BEHALF OF NHS TAYSIDE

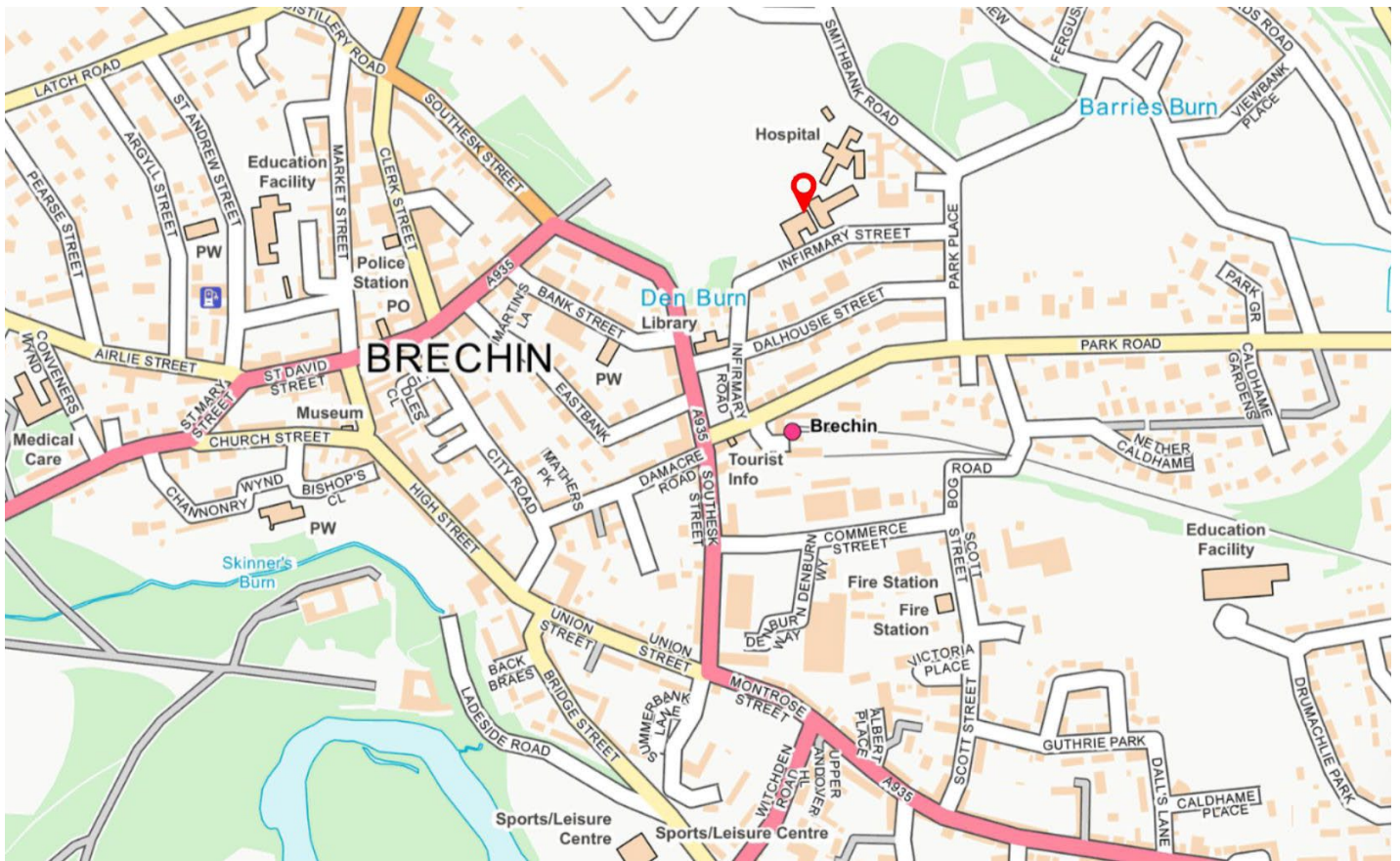


**GRAHAM
SIBBALD**



BRECHIN INFIRMARY, INFIRMARY STREET, BRECHIN, DD9 7AN

- DEVELOPMENT OPPORTUNITY
- ESTABLISHED RESIDENTIAL LOCATION
- SITE — 3.74 ACRES OR THEREBY
- BEING SOLD AS A CLEAR SITE
- OFFERS INVITED
- PLANNING IN PRINCIPLE - 22/00468/PPPL



LOCATION

The "Cathedral City" of Brechin functions as an employment, commercial and service centre for North Angus. The town contains a number of attractive and distinctive areas including its characterful town centre, the cathedral precinct with round tower and lanes, St Ninians Square and the Caledonian Railway Station.

Brechin is one of the principal rural settlements within Angus and its location is adjacent to the A90 dual carriageway with excellent access to the national and local road networks. The subjects lie approximately 30 miles north of Dundee and 40 miles south of Aberdeen. All essential facilities and amenities are contained within the town including primary and secondary schools.

More precisely the subjects are located off Infirmery Street in a predominantly residential area to the north of the city. Other land uses close by include St. Drostan's Court (assisted living complex) and Brechin Health Centre.

Access to the site being sold will be directly off Infirmery Street which does bound the front of the site.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial development site, reasonably flat in its nature with well defined boundaries. The site extends to 3.74 acres or thereby.

The former hospital and outbuildings have now been demolished and as such the sale will be as a cleared site.

TOWNPLANNING

The Angus Local Development Plan was adopted in September 2016. The site is located within the Brechin settlement boundary with no specific land use allocation and therefore identified as 'white land.'

Given that the site is located in a predominately residential area, it is considered that residential development would be the most appropriate use for the site.

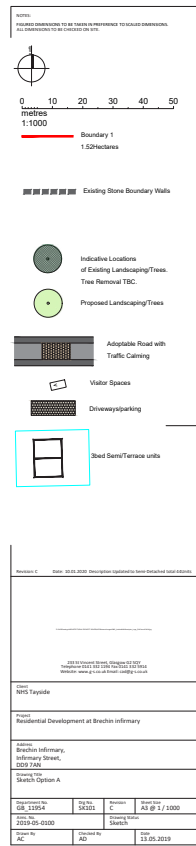
The subjects will be sold with the benefit of a residential consent in principle. Please refer to planning reference 22/00468/PPPL

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement 2nd Edition to arrive at the following site area:

3.74 Acres (1.51 Hectares)

INDICATIVE PLAN



RATING ASSESSMENT

The unified business rate for the year 2023/2024 is 49.8p, exclusive of water and sewerage rates with the supplement of 2.6p applicable for this property.

The subjects are currently entered in the valuation roll with a Rateable Value of £14,400.

PRICE

Offers are invited for our clients heritable interest in the property. The owner reserves the right to sell the property without reference to any other party.

Disposal will be by way of a formal tender. Further information available from the Sole Selling Agents. Please note our client is not bound to accept the highest, nor indeed any offer submitted. The seller/NHS Tayside reserves the right to impose a clawback/overage provision as a condition of the sale.

VAT

All figures are quoted exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald

To arrange a viewing please contact:



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01382 200 064



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023