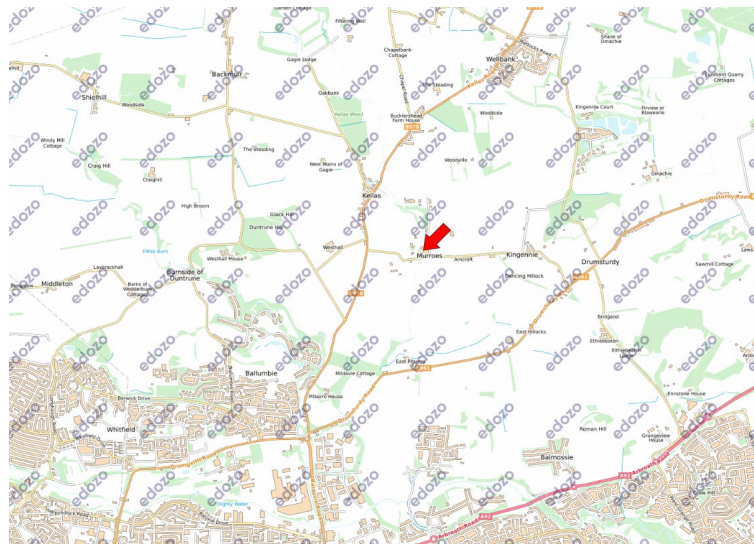




Farmhouse and Steading Murroes Farm, Kingennie DD5 3PB

- Unique and Rare Purchase Opportunity
- Traditional Farmhouse and Steading
- Development Opportunity — subject to consents
- Total site extends to 1.6 acres or thereby.
- May Suit a Variety of Occupiers



To arrange a viewing please contact:



Garth Davison
 Director
 01382 200 064
 Garth.Davison@g-s.co.uk



Charles Clark
 Graduate Surveyor
 01382 200064
 Charles.Clark@g-s.co.uk

LOCATION

The subjects are located in the area of Murroes. The subjects lie approximately 6 miles north east of Dundee. Dundee is Scotland's fourth largest city with an estimated population of circa 145,000. The city is the regional centre for commerce, retailing and employment within Tayside.

The subjects are accessed off a minor public road running east approximately 0.5 miles from the junction with Kellas Road. The subjects are also accessed directly from Chapel Road. Both accesses are via a shared driveway.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a traditional stone built farmhouse and a couple of steading out buildings. The subjects are Category B listed. The site extends to approximately 1 acre or thereby.

The farmhouse is over ground and first floor levels. On the ground floor consists of a kitchen, living room, bedroom and bathroom. The first floor consists of two spacious bedrooms and storage space. Externally, the property benefits from a

well sized garden to the rear of the property. The property has lain empty for a few years and would benefit from redecoration.

The subjects also include a couple of steading/outbuildings. One steading building is situated directly on Chapel Road. This is of traditional stone construction with a pitched roof. The other larger steading building is also of stone construction and a pitched roof. Both of these steadings and outbuildings are used for storage and provision of horse stables. These may be suitable for a variety of uses or redevelopment subject to all necessary planning consents.

To the north side of the subjects, there is additional land which is available for separate negotiation. This site extends to 0.7 acres or thereby.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Farmhouse	144.54	1,556
Steading (East)	587.57	6,324
Steading (West)	840.20	9,044

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

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: September 2023