

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



BUILDING PLOT, LOWNIE ROAD, KINGSMUIR

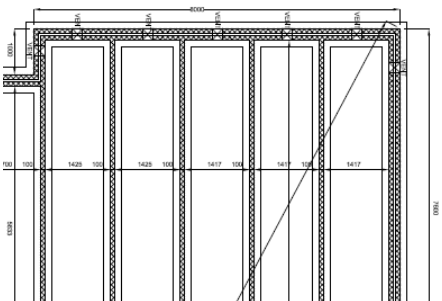
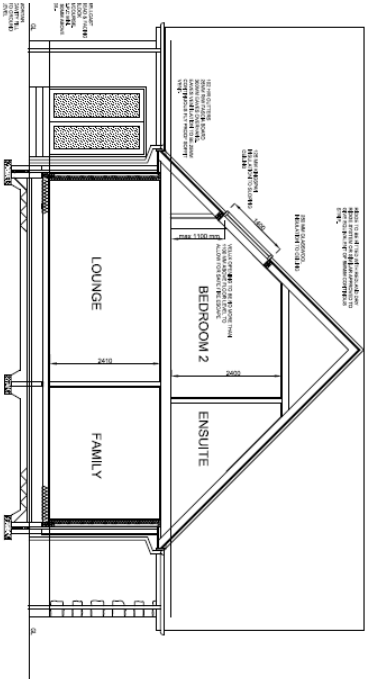
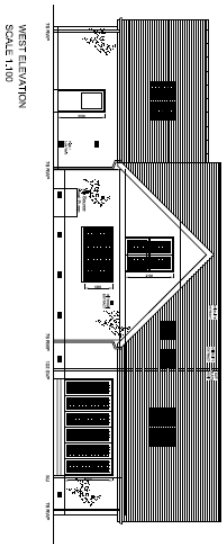
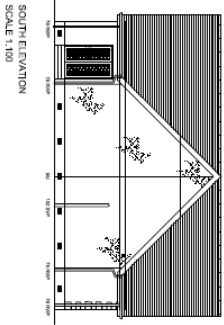
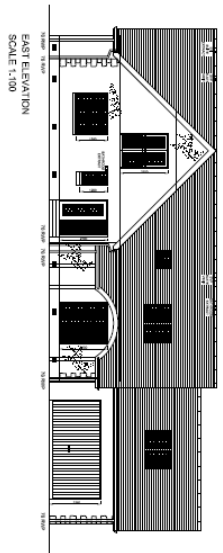
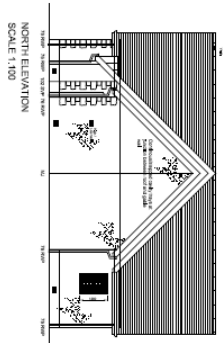
FIXED PRICE £85,000

- **Building Plot**
- **Approx. Third Acre or Thereby (1500 sq metres)**
- **Full Planning for Detached 1.5 Storey 4 Bedroom Villa or 3 Bedroom Detached Bungalow**
- **Services at Access Road (Lownie Road)**
- **Semi Rural Village Location**

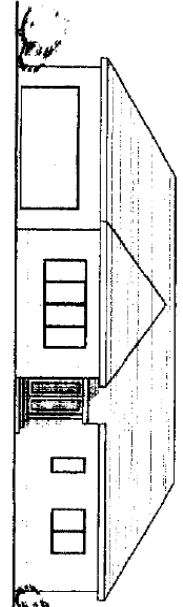
This sizeable building plot (Planning Reference 10/01197/FULL and 10/01131/FULL) is located in the village of Kingsmuir which is situated on the outskirts of the County Town of Forfar which provides a full range of social, leisure and consumer facilities.

The plot is well bounded and defined by timber fencing and has semi prepared driveway leading to the area of ground designated for the new build. The owner has received full planning permission for both a 4 bedroom detached villa or a 3 bedroom detached bungalow so it will suit the needs of most purchasers interest in self build. The plot will also make an excellent development opportunity.

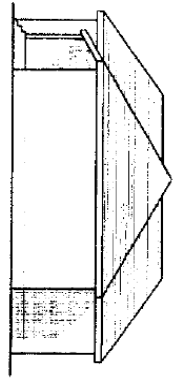




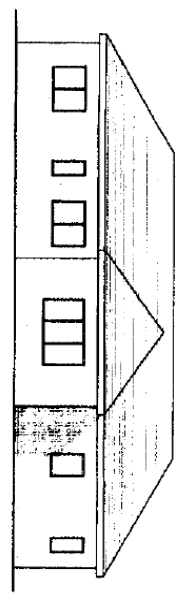
PLANNING REF 11/01131/FULL



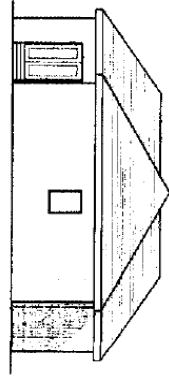
EAST / FRONT ELEVATION 1:100



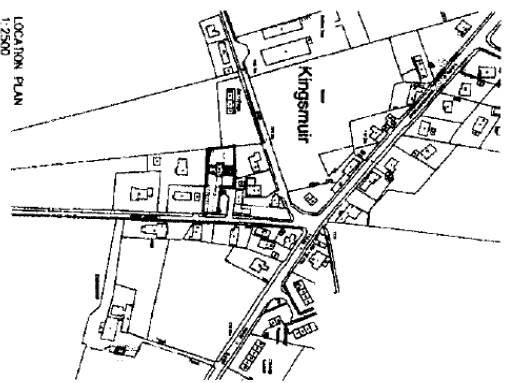
NORTH ELEVATION 1:100



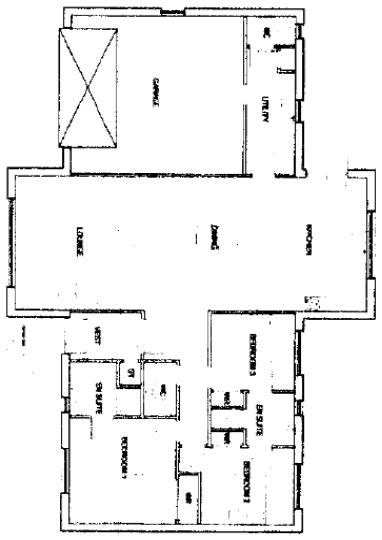
WEST / REAR ELEVATION 1:100



SOUTH ELEVATION 1:100



LOCATION PLAN 1:2500



FLOOR PLAN 1:100

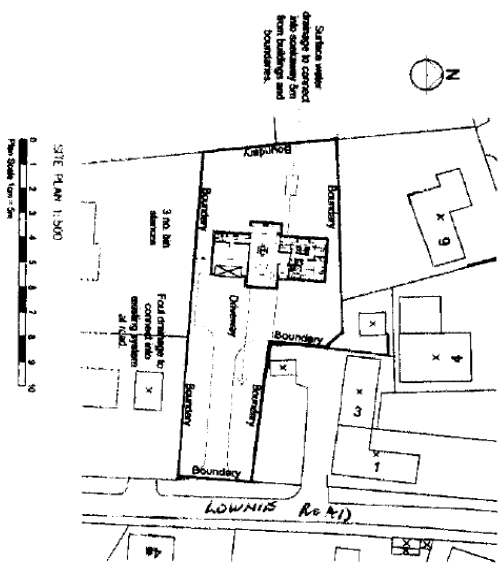
Materials:
 Road: Concrete Tarmac
 Walls: Dry wall on studs
 Floors: Carpet to be agreed

A. B. Rogger & Young
 Chartered Architect & Surveyors
 9 Macgregor Street Dundee
 Tel: 01382 200411
 Fax: 01382 203033

Proposed New Works at
 Lower Road, Dundee
 for Mr David Field

Project No.	11/01131
Client Name	Mr David Field
Date	11/01/11
Scale	As Shown

This is to certify that these are the plans referred to in our application for Planning Permission dated 22/11/11
 A. B. Rogger & Young



SITE PLAN 1:500



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

<p>Forfar Office 27 West High Street Forfar, DD8 1BE Tel:01307 464443 Fax: 01575 520229</p>	<p>Dundee Office 7 Ward Road Dundee Tel:01382 200411 Fax: 01382 203033</p>
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