



POTENTIAL DEVELOPMENT SITE FOR SALE

DUNDEE STREET
LETHAM BY FORFAR, DD8 2QD

- Approximately 0.3 Acre (0.12 Ha)
- Attractive rural position
- Approximately 5 miles from Forfar

LOCATION:

Letham lies approximately 5 miles south west of Forfar and circa 15 miles north west of Dundee and 7 miles west of the A90 motorway that provides connectivity to all major routes.

The subjects are located close to the intersection of Woodside Road and Dundee Street situated to the south of the town.

DESCRIPTION:

The subjects comprise a triangular area of undeveloped land that may be suitable for further development subject to receipt of appropriate consents.

ACCOMMODATION:

The subjects total approximately 0.3 Acre (0.12 Ha).

SALE TERMS:

Offers in excess of £40,000 plus VAT are sought for the benefit of our client's heritable interest.

VAT:

All figures quoted are exclusive of VAT.

ENTRY:

By agreement.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

D M Hall
17 Corstorphine Road
Edinburgh
EH12 6DD
Tel 0131 624 6130

Ian Davidson
ian.davidson@dmhall.co.uk

Lois Paterson
Lois.paterson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

DATE OF PUBLICATION:

March 2023



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.