



## Former Kinloch Primary Site , Dundee Street , Carnoustie, DD7 7EP



- Suitable for a variety of uses subject to the appropriate Planning Consent.
- Corner position on Dundee Street/Links Avenue.
- 0.33 hectares (0.83 Acres) cleared site.
- Offers Invited.

### VIEWING & FURTHER INFORMATION:

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### LOCATION

Carnoustie is a dormitory Town located on the East Coast of Scotland, approximately 16 km (10 miles) east of Dundee and 12 km (7.5 miles) south west of Arbroath.

Carnoustie is one of the main towns within the Angus region and is served by the A92, giving good transport links to the town of Arbroath and to the City of Dundee. Carnoustie is also on the East Coast railway line which runs services to London Kings Cross. The population of Carnoustie is approximately 11,394 (Census 2011).

The subjects are situated on the corner of Dundee Street and Links Avenue, adjacent to Kinloch Court, sheltered accommodation and Burgh School Close which is a new housing development accessed off Links Road. The opposite corner of Links Road and Dundee Street is occupied by a small Angus Council Car Park.

The surrounding area is predominantly residential with a mix of detached and semi detached dwellings. Neighbouring occupiers include The Church of Scotland, an Angus Council Car Park and Kinloch Court sheltered accommodation.

### DESCRIPTION

The subjects comprise a rectangular shaped, clear, level site previously occupied by Kinloch Primary School, which was demolished in 2010.

The site is partly laid with tarmac, with some areas of grass.

The northern and eastern boundaries of the site are delineated by a stone and wrought iron fence. To the west and south the boundaries are marked by a timber close board fence. Part of the northern and eastern boundaries are lined with a row of established trees.

### SITE AREA

The site extends to 0.33 hectares (0.83 acres) or thereby.

### RATABLE VALUE

The subject site has not yet been assessed for rating purposes. An owner or occupier has the right to appeal against a rating assessment within a 6-month period from the date of legal occupation.



# FOR SALE DEVELOPMENT OPPORTUNITY



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### PLANNING

The subjects could be suitable for a variety of uses subject to planning permission.

Interested parties should make their own enquiries to Angus Council, in connection with any proposed uses for this site.

### SERVICES

We understand that the site was previously fully serviced.

### TENURE

Freehold (heritable).

### OFFERS

The subjects are offered with vacant possession.

Offers are invited either on an unconditional basis or subject to planning permission.

Consideration will also be given to a joint venture or other form of development agreement.

### LEGAL COSTS

Each party to bear their own legal expenses incurred in the preparation of the necessary legal documentation.

### VAT

All prices quoted may be subject to VAT at the prevailing rate.

### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



### VIEWING

For further information or viewing arrangements please contact the sole agents:

A 13 Albert Square, Dundee, DD1 1XA

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