



Site Of The Former Millfield Garden Centre
Brechin Road
Montrose, DD10 9LQ

- Unique development opportunity in attractive setting
- Within view of historic House of Dun
- Situated between brechin and montrose
- Total combined site area 2.95 Acres or thereby
- Previous planning consent for residential development



LOCATION

Montrose is an attractive traditional Scottish market town situated in the former Royal Burgh of Angus on the River Esk coastline. Montrose is located circa 35 miles south of Aberdeen and 30 miles north of Dundee along the A92 Aberdeen to Dundee coastal route. Montrose is an important service and employment centre for the north east of Scotland with a commercial port and major employers such as GlaxoSmithKline and Petrofac. The population of Montrose is circa 12,000 persons.

The site occupies both the north and south sides of the A935 Brechin Road, approximately 3.5 miles from Montrose to the east and approximately 5.2 miles from Brechin to the west. The historic House of Dun is situated nearby to the northwest of the site.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise two sites measuring a combined 2.95 acres or thereby, occupying both the north and south sides of the A935 Brechin Road. The northern site has access directly from the A935 Brechin Road.

The site was most recently utilised as the Millfield Garden Centre with derelict former garden centre buildings still occupying part of the site.

Historic planning applications have provided plans for the development of two to five residential units.

PLANNING OVERVIEW

In 2004, outline planning consent was granted, subject to conditions, for the demolition of existing buildings and the development of two residential units. Per Angus Council Planning reference - 04/00768/OUT.

In 2008, an application was approved, subject to conditions, for the demolition of existing buildings and the development of two residential units. Per Angus Council Planning reference — 08/00318/FUL.

In 2020, an application was withdrawn, to provide a new build development of 5 residential units including the demolition of existing buildings. Per Angus Council Planning reference — 20/00609/PPPL.

The subjects will be sold with a Conservation Agreement in place, subject to a Schedule of Significant Features. Further information is available from the Sole Agents to all seriously interested parties.

TERMS

Offers are invited for our client's heritable interest.

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.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Murray Watson
Graduate Surveyor
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