

RESIDENTIAL DEVELOPMENT SITE

Colliston Inn, Arborath

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Colliston Inn • Arborath

An excellent opportunity to purchase a residential development site - Subject to Planning

*Arbroath: 3 miles, Forfar: 12 miles, Dundee: 15 miles, Aberdeen: 50 miles
(all distances are approximate)*

- Attractive semi-rural Residential Development opportunity
 - Site extending to approximately 0.8 acres (0.3 ha)
- Expired planning permission for development granted on 11 June 2020 in conditional approval reference 20/00090/FULL
 - Commutable from both Dundee and Aberdeen

Offers Invited



SITUATION

The site at Colliston Inn enjoys roadside frontage to the A933 within the charming village of Colliston located approximately 3 miles northwest of Arbroath. Panoramic views over the surrounding countryside exist to the east and west.

The site is accessible to commuters from major employment centres such as Dundee and Aberdeen, with travel distances of approximately 15 miles and 50 miles respectively. In addition, the region hosts numerous other populous towns offering employment opportunities and amenities within easy reach.

The nearby town of Arbroath is the main service centre for the area, offering a range of superstores and shopping options, restaurants, healthcare facilities and primary and secondary schooling.

Colliston itself benefits from a primary school and is serviced by direct bus routes to Forfar and Arbroath. The national rail network is accessible in Arbroath offering convenient onward travel options.

DESCRIPTION

The site is currently occupied by the Colliston Inn, an impressive stone built Georgian structure with generous accommodation throughout the public and residential areas of the building. A later extension has been added to the south to increase the commercial space available.

The second storey of the Inn is currently in residential use and boasts spacious accommodation typical of the period.

A timber self-catering holiday lodge is located to the west of the site with a spacious carpark and grassed areas forming the remainder.

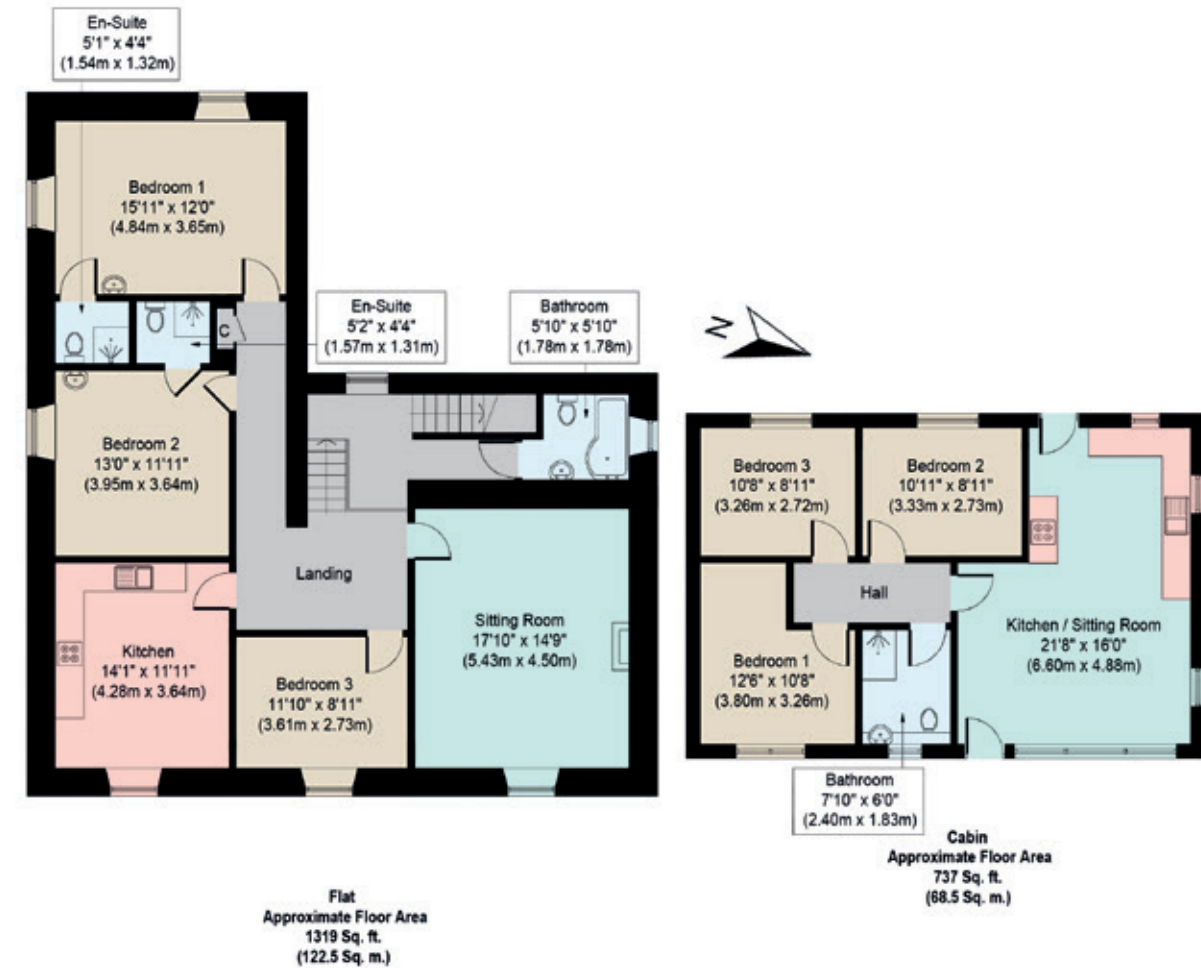
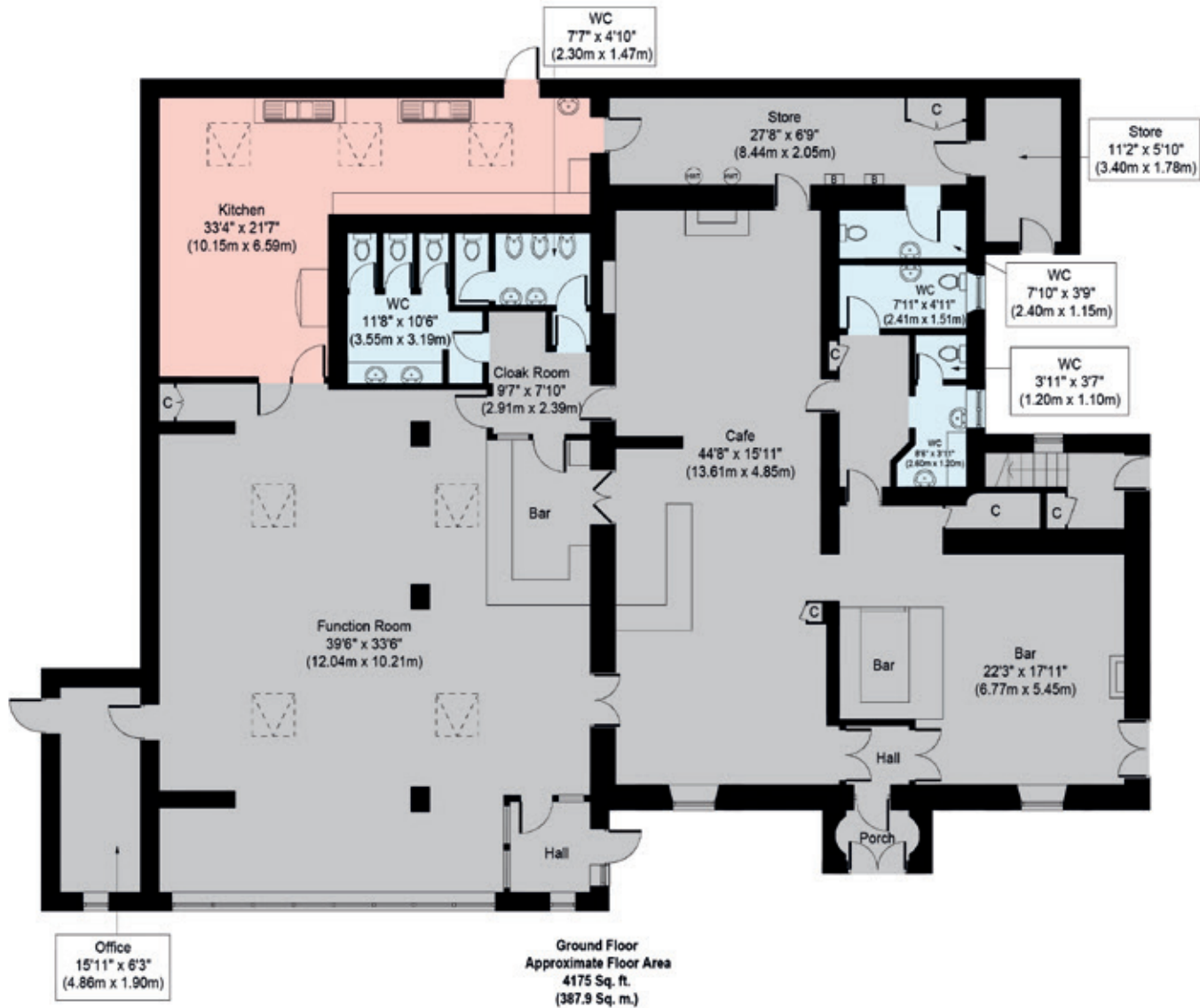
The site extends to around 0.8 acres (0.3 ha) in total.



ACCOMMODATION

Main Building Approximate Overall Internal Area (GIA) - 510.4m² / 5494ft²

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation





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GENERAL INFORMATION

PLANNING

The site previously benefitted from planning permission for the redevelopment of the existing public house and the erection of three additional dwellings.

Further details can be or accessed online via Angus Council planning portal using reference 20/00090/FULL.

SERVICES

The site is currently serviced by mains gas, electricity and water. The existing buildings are serviced by a private sewage system.

RATEABLE VALUES

Colliston Inn has a Net a Rateable Value of £11,200.

VIEWING

Strictly by prior agreement with the selling agents.



DIRECTIONS

The site is accessed from the A933 (Forfar Road) from both north and south and is located centrally within the village. Colliston Inn is clearly signposted from the road.

PLANS AND AREAS

These are based on Ordnance Survey data and are for reference only. They have been checked by the Selling Agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatements shall not annul the sale nor entitle either party to compensation in respect thereof.

CLOSING DATE

A closing date may be fixed and prospective purchasers are advised to register their interest with the selling agents. Prospective purchasers should note that unless their interest in the property is formally noted, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without prior notice.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The seller reserves the right not to accept the highest or indeed any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

OVERSEAS PURCHASERS AND FINANCIAL INFORMATION

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident must be accompanied by a guarantee from a banker who is acceptable to the seller. Any offer by prospective purchaser(s) that is to be reliant on finance must also be accompanied by supporting documents acceptable to the seller.

AML

Prospective purchasers will be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in providing this information which is a prerequisite of sale. We may hold your name on our database unless you instruct us otherwise.

THIRD PARTY RIGHTS

The seller is not aware of any third-party rights on the property. The purchaser should satisfy themselves as to the requirements for any additional boundary fencing erected during development of the site. The site is understood to benefit from a limited right to the use of a shared secondary access to the west.

LOCAL AUTHORITY

Angus Council
Angus House
Orchardbank Business Park
Forfar
Angus
DD8 1AN

SELLING AGENTS

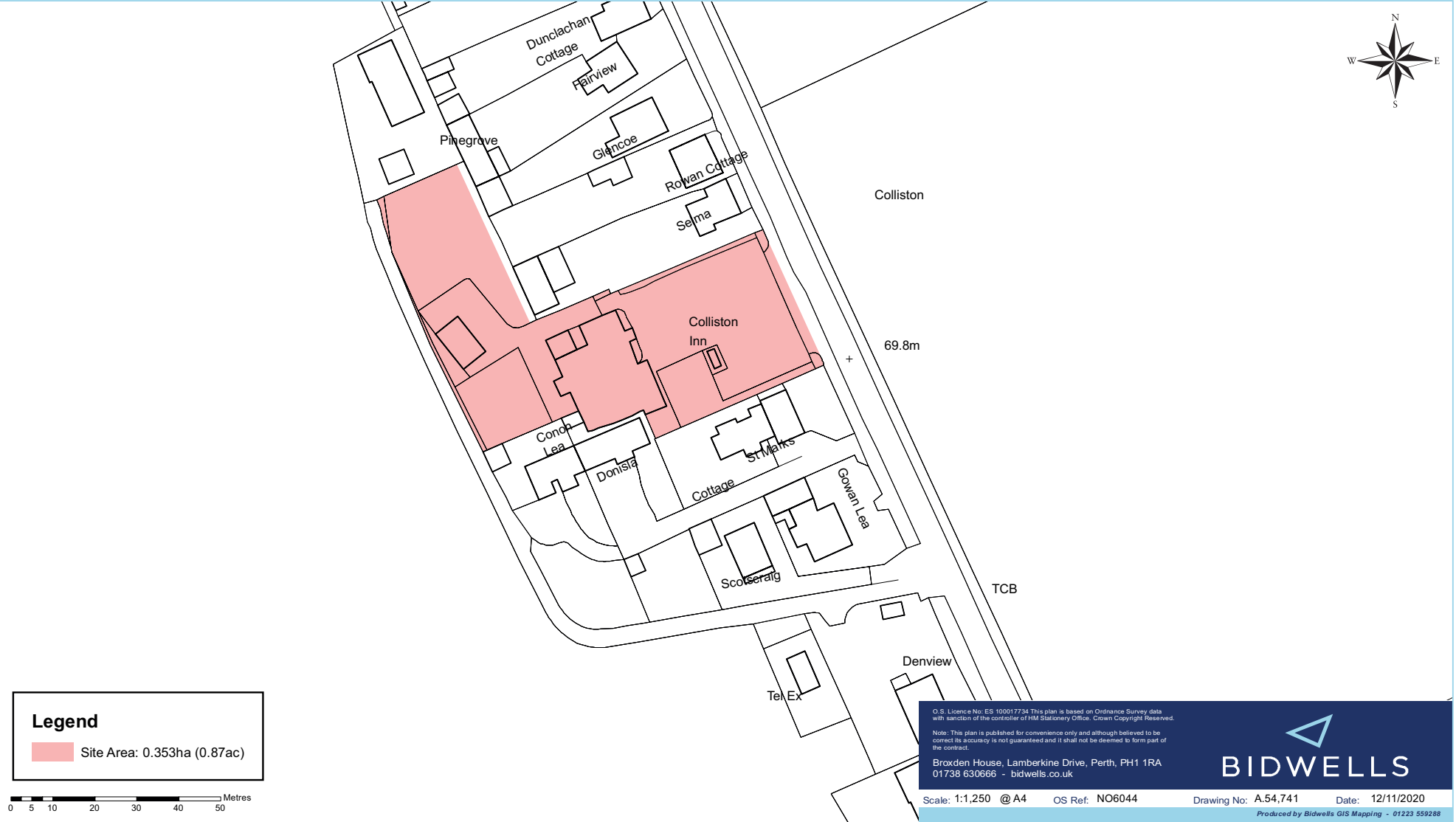
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