



Thorntons
The right way to move
Slade Farm, Carmyllie

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Development Opportunity - Slade Farm

Carmyllie, by Arbroath
DD11 2RE

OFFERS IN THE REGION OF
£475,000



Click here to view a virtual tour of the site



Summary

Thorntons is pleased to offer to the market for sale an exclusive development opportunity with planning approval in place for the erection of five large individual and unique, detached dwellings each set within generous-sized plots. An additional benefit for developers or investors to consider is the access road to the site has been recently upgraded with passing places installed, in addition, each plot drive and the plot areas are established, and the plot location is now clearly identifiable. QR codes are available to view on site and the website each showing the street view and where the individual dwellings sit in the development. Utility quotes and plans have been obtained by the current owner and are available on request.

The plot areas are from 988m² up to 1540m² whilst the five houses range in size from 249m² up to 293m² with an average garage size of around 30m². Electricity and water are located nearby, drainage is via a SUDS pond and septic tanks that are required to be installed.

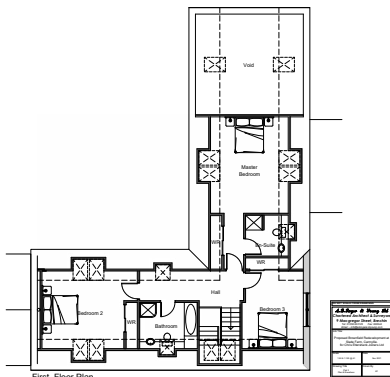
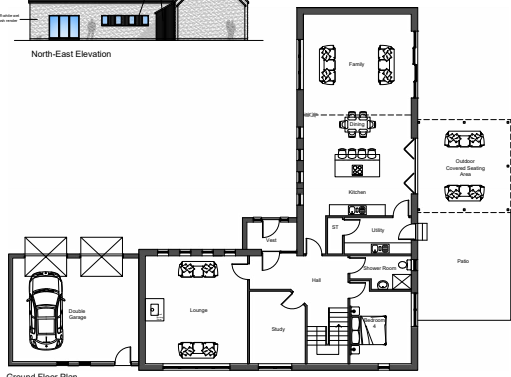
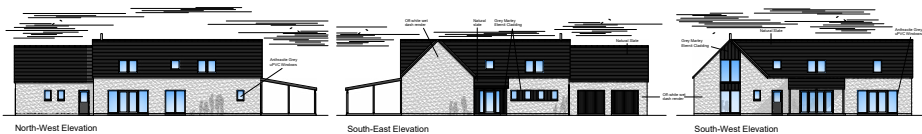
Located in an idyllic rural setting with private woodland, Carmyllie is a 10-minute drive northwest of the town of Arbroath. Carmyllie is also within an approximately 15-minute drive to the larger towns of Brechin, Forfar, and the City of Dundee.

Within the surrounding Angus townships, there are mainline railway stations that all provide main links to Dundee, Aberdeen, Edinburgh, and Glasgow as well as further afield.

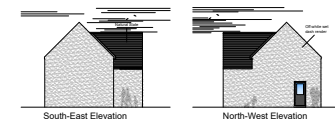
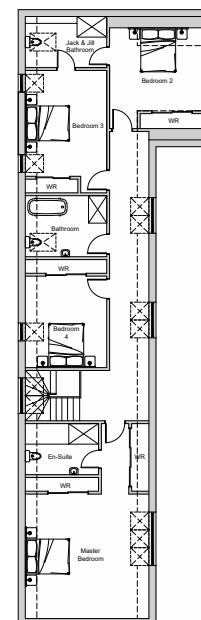
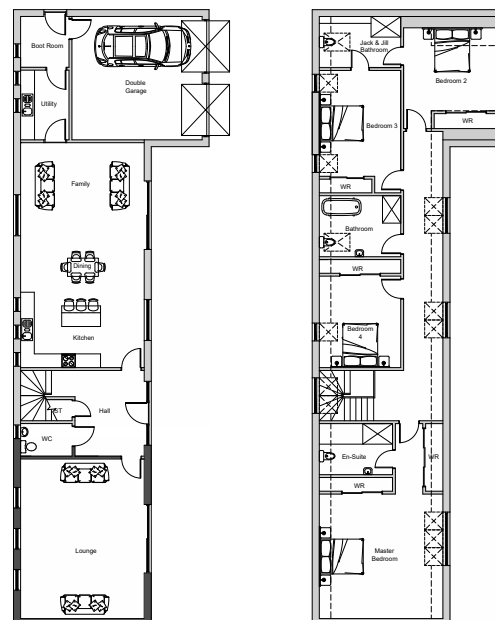


“Plot areas are established,
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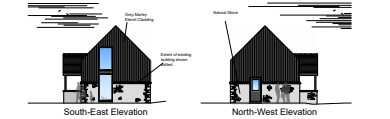
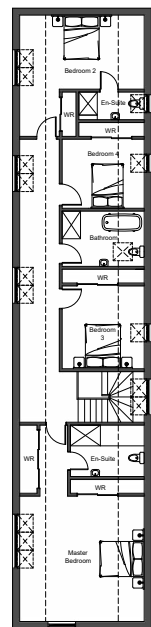
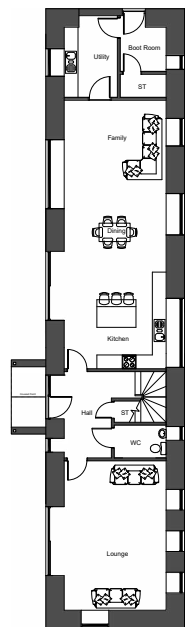




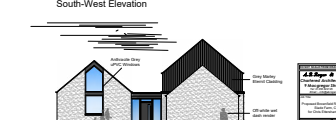
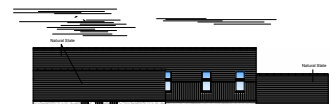
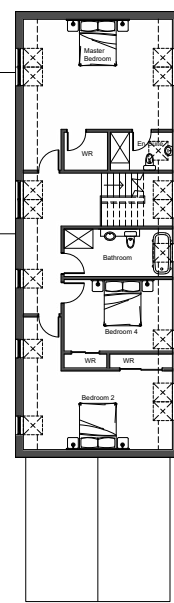
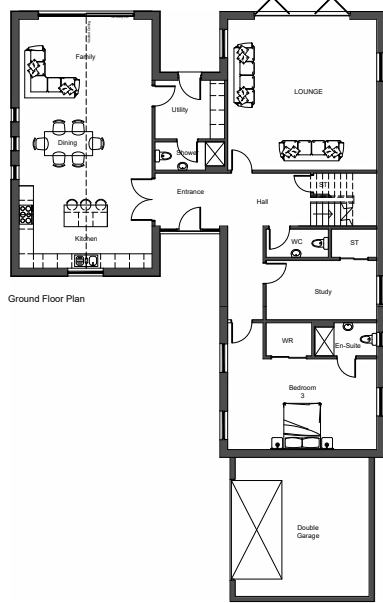
A&A Design & Build Ltd	
Architectural Services	
Project Name	1st House
Project No	1001
Client Name	Mr & Mrs Smith
Client Address	123 Main Street, London, UK
Project Start	15/01/2024
Project End	31/03/2024
Scale	1:50
Drawn By	J. Doe
Checked By	M. Smith
Approved By	M. Smith
Date	10/02/2024



A&A Design & Build Ltd	
Architectural Services	
Project Name	2nd House
Project No	1002
Client Name	Mr & Mrs Jones
Client Address	456 Main Street, London, UK
Project Start	15/01/2024
Project End	31/03/2024
Scale	1:50
Drawn By	J. Doe
Checked By	M. Smith
Approved By	M. Smith
Date	10/02/2024



A&A Design & Build Ltd	
Architectural Services	
Project Name	3rd House
Project No	1003
Client Name	Mr & Mrs Brown
Client Address	789 Main Street, London, UK
Project Start	15/01/2024
Project End	31/03/2024
Scale	1:50
Drawn By	J. Doe
Checked By	M. Smith
Approved By	M. Smith
Date	10/02/2024



A&A Design & Build Ltd	
Architectural Services	
Project Name	4th House
Project No	1004
Client Name	Mr & Mrs White
Client Address	1011 Main Street, London, UK
Project Start	15/01/2024
Project End	31/03/2024
Scale	1:50
Drawn By	J. Doe
Checked By	M. Smith
Approved By	M. Smith
Date	10/02/2024

Perspective Views

A - Plot 1

C - Plot 3

E - Plot 5

B - Plot 2

D - Plot 4





161.5m

Landscaping bunds

SUDS pond

BOUNDARY

Bin Stance

2 No. Parking Spaces

Plot 1
1233m²

2 No. Parking Spaces

Plot 5
1783m²

Existing access track

Bin Stance

Plot 2
1400m²

Plot 4
1555m²

Plot 3
1540m²
2 No. Parking Spaces



For further information or to arrange a viewing contact **Thorntons New Homes Team** at newhomes@thorntons-law.co.uk or telephone **01382 200099** and ask to be transferred to **Natalie** or **Tracy** in the New Homes Team.

Important Notice: These sale particulars were prepared based on information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given, and any prospective purchaser should not rely upon them as statements or representations of fact. Furthermore, neither Thorntons LLP nor its partners or employees assume any responsibility, therefore. Any photographs included in these particulars are for general information. Some images may be computer-generated and are for illustration purposes only. Any descriptions, measurements, or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings and fixtures, and moveable items are for guidance only.



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburgea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



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