



**Thorntons**   
The right way to move

**Building Plot**  
**Academy Lane,**  
**Arbroath, Angus**  
**DD11 1AJ**





## Summary

Ideal opportunity to purchase this centrally located plot which has full planning for one dwelling house. The plot has an ideal central location within walking distance to all local amenities and will appeal to many buyers .The building plot presents a rare opportunity to create a custom home tailored to your exact specifications. Whether you're looking to build a family home, a retirement retreat, or an investment property, this plot provides the perfect canvas.

Angus Council Planning Ref -  
24/00312/FULL

## Features

- Building Plot
- Full Planning for 4 Bed Det Property
- Ideal Central Location
- Investment Opportunity
- Close to Local Amenities





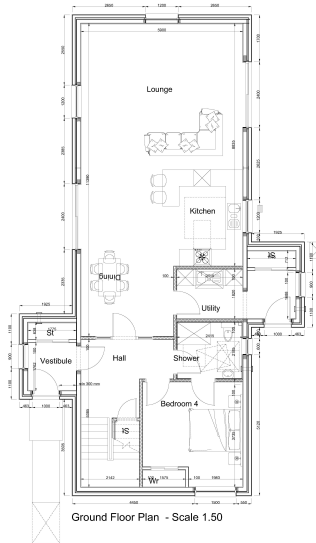


# CGI'S OF PROPOSED DWELLING HOUSE

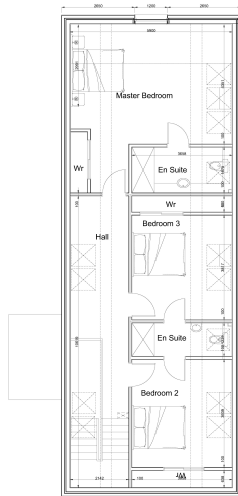




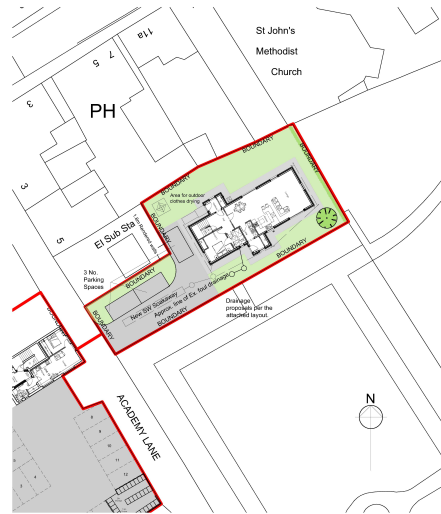
# Floorplan



Ground Floor Plan - Scale 1:50



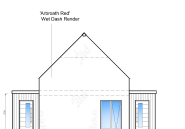
First Floor Plan - Scale 1:50



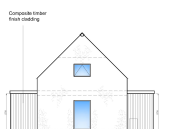
Site Plan - Scale 1:200



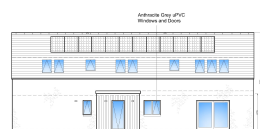
North-West Elevation - Scale 1:100



South-West Elevation - Scale 1:100



North-East Elevation - Scale 1:100



South-East Elevation - Scale 1:100

REVISION E NOTE  
Building handed, 1.8m  
rendered wall added to  
Boundary to Sub Station for  
acoustic protection

<p><b>A.B. Pepler &amp; Young Ltd.</b> Chartered Architect, Planners &amp; Surveyors 11 Dundee Road, Dundee, DD1 1AA Tel: 01382 212121</p>	<p>Scale: A1 1:50 (Ground Floor Plan) 1:100 (Elevations)</p>	<p>Drawing Title Proposed Newbuild Dwelling House</p> <p>Drawing No. 2024 DWA 11E</p>	<p>Drawn By HM</p> <p>Date March 2024</p>	<p>Drawn By SWP</p>	<p>Revisions</p> <p>A: Client Allow (February 2024) B: Drainage Advice (May 2024) C: Planning Amendment (Aug 2024) D: Job No. changed (Sep 2024) E: Proposed Handover (Oct 2024)</p>	<p>Job Title Change of use of office building to form 10 flats and erection of one detached dwellinghouse at Dewar House, Hill Terrace, Arbroath For Mrs M. Agnes</p>
					<p>DO NOT SCALE FROM DRAWINGS</p>	

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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