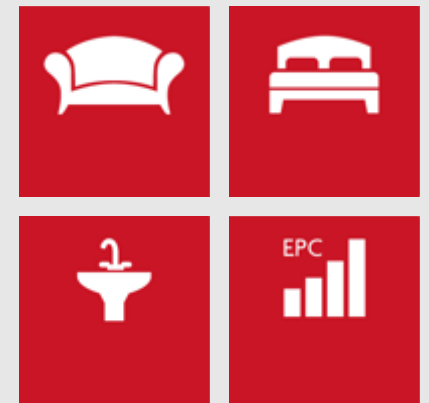




Kemphills Farmhouse, Farm  
Buildings and approx 10 Acres.,  
Kemphills, Kirkbuddo, Forfar,  
Angus DD8 2NR







## Summary

Kemphills Farmhouse, Farm Buildings & Approximately 10 Acres of Arable Land

This exceptional opportunity offers a detached farmhouse requiring full refurbishment, complemented by a range of farm buildings and approximately 10 acres of productive arable land.

The property benefits from planning permission for the demolition of existing farm buildings and the construction of four new dwellings, presenting significant potential for development and investment.

## Features

- Currently, part of the farm buildings are leased, generating an annual rental income of approximately £2,000, providing an immediate revenue stream while future plans are considered.
  - Fantastic development opportunity
  - New electricity supply
  - Fine southerly aspect
  - Around 10 Acres
  - Planning for additional Housing
  - When ready, we are seeking Partner for Farm Buildings
  - Level location
  - Viewing strictly through selling agents
  - Services close by
- Farmhouse and its associated land offer versatility and scope in a desirable rural setting.

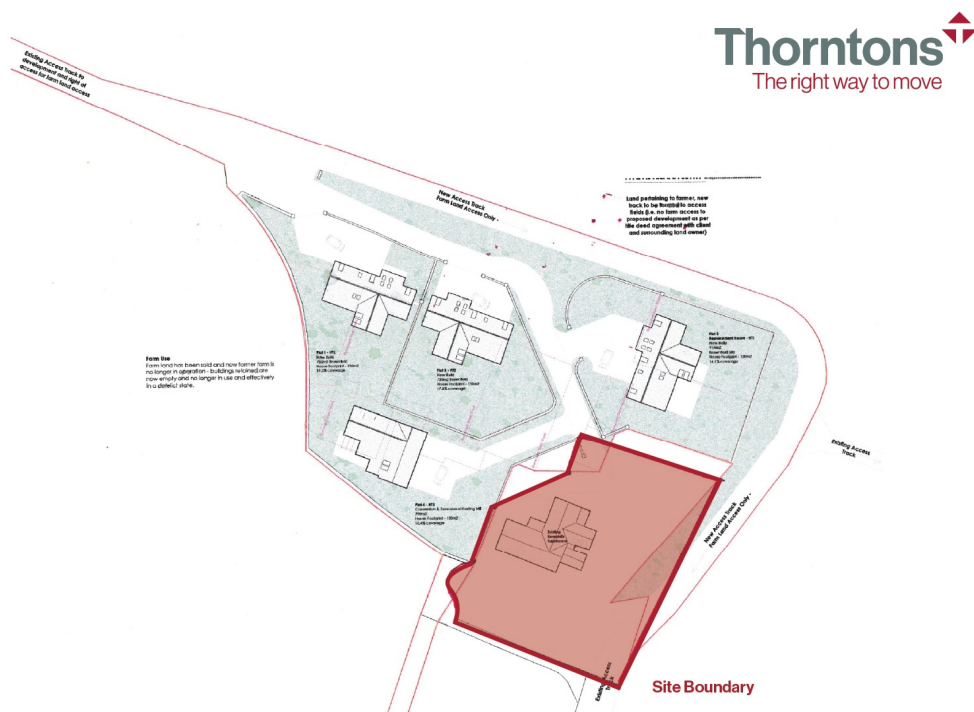
## Room Measurements







# Floorplan



## Our Branches

### ANSTRUTHER

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

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

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

### CUPAR

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

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@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

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS