





## Two building plots in Forfar

*Thorntons are pleased to offer to the market two building plots situated near to the Angus hamlet of Padanaram by Forfar. There is outline planning approval granted for the erection of two residential dwellings. Located by Redford Farmhouse, the plots are on land which was the site of farm buildings which have been demolished cleared away, the ground levelled and access created to each plot. The plots are for sale individually or can be purchased together in one lot.*

The both plots are side by side on an elevated and level site they have superb uninterrupted southerly views over open countryside. There is mains water connection on the site and an electric timber pole situated just by the plots, both these utilities were formerly the electric and water supply source to the former farm building(s), private drainage and soakaway system shall be required to be installed either in the form of a communal or individual septic tanks.



The location is within a straightforward short driving distance to the A90 fly over onto the motorway linking to Forfar (approx. 3.2 miles) Dundee City Centre (approx. 15.8 miles) and Aberdeen (approx. 53.2 miles). Both Forfar and Dundee are the nearest centre and offer a wide selection of shopping and schooling facilities. Dundee has air, rail, sea and road links to destinations further afield. conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.





## Redford Farm, Padanaram

Viewing is by appointment only, please note the residents of Redford Farm House are not involved in the marketing of the plots all enquiries for information are to be directed to Thorntons New Build Team on 01382 200099.

These sale particulars were prepared on the basis of 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 prospective purchaser should not rely upon them as statements or representations of fact. Furthermore, neither Thorntons LLP or its partners or employees assume any responsibility therefore. In particular:

- \* Any photographs included in these particulars are for general information
- \* Some images maybe 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 & fixtures and moveable items are for guidance only.

The property is being marketed through the Thorntons Dundee office and the email contact details are [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk).