



## Development Plot

Land South East of, Criggie House, Saint Cyrus, Montrose, DD10 0DU

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Thorntons are delighted to bring to the market a generously proportioned development plot suitable for a single residential dwelling. There is detailed planning approval in principle for the erection of a 4-bedroom detached dwelling which will be situated within this lovely rural setting.





**The site is approximately 1170m<sup>2</sup> and rectangular in shape. A feature of the plot are the uninterrupted views of the surroundings countryside.**

There is easy access to the road which runs parallel to the site from which an access drive onto the site can be created. There are mains electric and water utilities close by although there will be a requirement for the installation of a private wastewater treatment system. The site owner has agreed in principle where possible to assist with any minor ground works which can include digging trenches for connecting utilities as well as the creation of an access drive onto the site.

Whilst accompanied viewings are preferred anyone who visits the site unaccompanied is asked to be mindful of neighbouring properties and the residents privacy.

**For viewings, please contact Thorntons New Build Team on 01382 200099.**





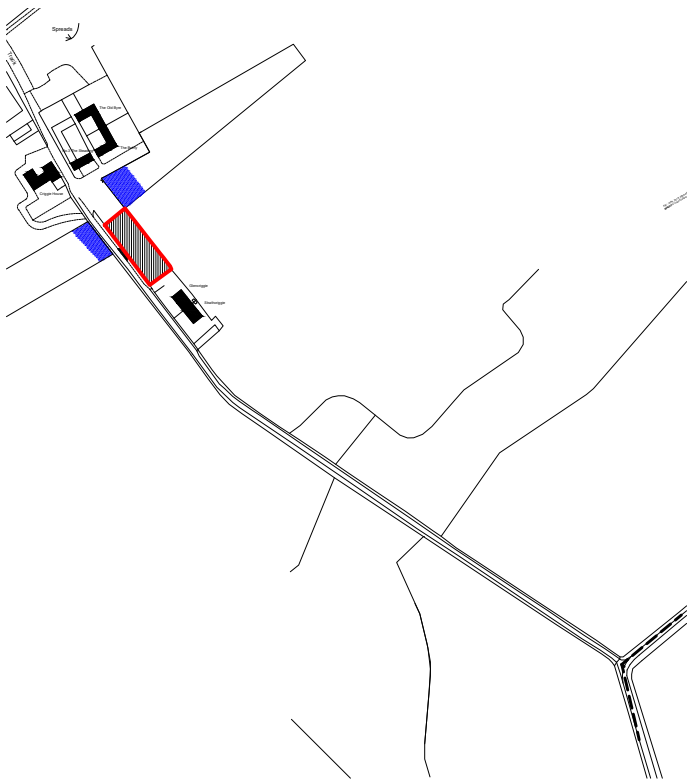




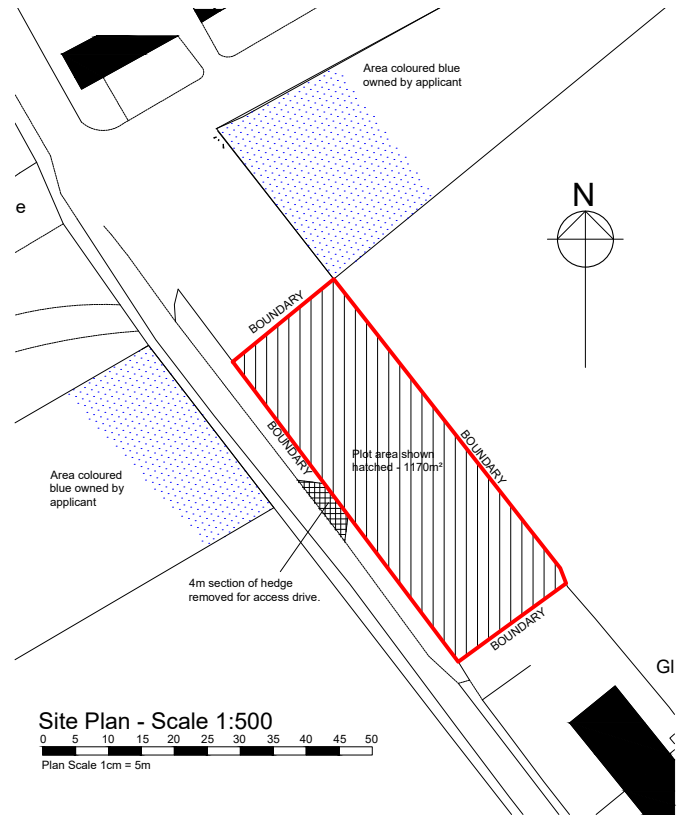
## The Area

St Cyrus is a popular coastal village set above a dramatic cliff and has a renowned sandy beach at its foot. There are lovely walks, both on St Cyrus beach and in nearby woodlands. Away from the coast the range of outdoor pursuits is impressive. There is a trout fishery at Mill of Criggie and fishing can be available on the nearby North and South Esks, golf courses are found at Montrose, Stonehaven and Edzell, whilst the championship course at Carnoustie is within easy driving distance. St Cyrus nearby has a primary school, together with a post office, hotel and general store. A more extensive range of shopping, business and leisure facilities is found in Montrose and Laurencekirk. Secondary education is available in Montrose, the Mearns Academy in Laurencekirk, the Mackie Academy in Stonehaven or at Lathallan (7 miles) a well-known private school.

The A90 provides fast access to Aberdeen as well as to Dundee and the south. The A92 coast road links Stonehaven to Dundee via Montrose and Arbroath. Both Aberdeen and Dundee provide all the services expected of major cities. Aberdeen Airport has a range of domestic and European flights, and there are direct services from Dundee Airport to London Stansted and Amsterdam. Both Montrose and Laurencekirk are on the main east coast railway line, and there is a sleeper service to the south, as well as regular commuter services to Aberdeen.



**Location Plan - Scale 1:2500**  
 0 25 50 75 100 125 150 175 200 225 250  
 Plan Scale 1cm = 25m



**Site Plan - Scale 1:500**  
 0 5 10 15 20 25 30 35 40 45 50  
 Plan Scale 1cm = 5m

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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.