



# Shepherds

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**BUILDING PLOT, MAIN ROAD  
KELLAS, ANGUS  
DD5 3AD**



**FIXED PRICE £109,500**

**Detailed planning consent and building warrant**

950 Square metres (0.24 acres)

Private and quiet location

Services adjacent connections from main road (water, electricity, telecom)

Planning for detached bungalow (three bed, 2 public rooms) with double garage.

Copies of detailed planning consent available from selling agents.

**Full project management or partial project assistance** may be given by separate negotiation by vendor to purchasers.

**Viewing arrangements:** All enquiries phone Shepherds 01382 322781 or 07724748590

**Important note:** Please do not make enquiries to adjoining house.

This **SELF BUILD** opportunity is now available. **DETAILED PLANNING CONSENT** is in place and plans may be viewed by arrangement and the property will be sold with the benefit also of **BUILDING CONTROL WARRANT** thus allowing the purchaser an early start on construction.

The site is accessed by a shared access drive. A substantial detached dwellinghouse is envisaged and this would comprise as per existing detailed planning consent:- 3 bedrooms (1 en-suite), 2 public rooms etc and externally a double garage. Drainage would be by way of septic tank to be located within the site with the outflow connecting to adjacent property system.

Information as to the planning consent etc will be provided to interested parties. The vendor will not consider offers which are subject to survey or finance and prospective purchasers should satisfy themselves on these aspects before submitting an offer.

Location/diagrammatic plan attached.

The vendor can discuss the possibility of full project management or more limited project assistance as purchasers may desire on terms to be discussed and agreed.