



Shepherds
Solicitors Estate Agents

21 Dock Street
Dundee, DD1 3DP
Telephone: 01382 322781
FAX: 01382 202394
LP 51 Dundee

PETER B. SHEPHERD, LL.B., N.P.
Property Director
DORIS SHEPHERD

www.shepherds-solicitor.co.uk
reception@shepherds-solicitor.co.uk

**HOUSE BUILDING PLOT AND Paddock
BY WELLBANK
BY DUNDEE
ANGUS
DD5 3PN**



**FIXED PRICE – PLOT - £114,000
Paddock - NEGOTIATION**

Outline planning consent for one house.

Good sized site area of 840sq.m adjacent to public road.

Additional paddock/ground of approx 0.5 acre also available by negotiation.

The site is sheltered on the west by dismantled railway line and to the east lie a pair of renovated farm cottages in private ownership. This property makes up a trio of properties. See plan attached.

Outline planning consent was obtained on appeal and copy of the Reporters decision is attached. Purchasers will be responsible for making their own full enquiries and lodging for detailed planning consent and building warrant etc.

The **paddock** to the rear extends to approx 0.5 acre and would be suitable for instance for a pony and the paddock is available by negotiation as an addition to the plot.

Services. Drainage will be to septic tank to be situated on site. At present there is a septic tank in the northeast corner of the site near to the boundary fence and which jointly serves the two cottages. The sale is subject to the appropriate servitudes in favour of the owners of the two cottages. Mains water connection from the mains supply in Wellbank Village (approx half a mile to the east) requires to be brought on site. The seller has detailed information on application.

Electricity supply will be by means of underground cable from the pylon in the field to the southeast and the seller has full details, available on application.

Location. Wellbank Village is situated approximately 7 miles northeast of Dundee City Centre. From Dundee to Wellbank go through the Village of Wellbank and at the north end turn left at the War Memorial and travel west for approx 800 metres. There are two semi-detached stone cottages on the left and between those and the dismantled railway line lies the site marked by a For Sale pole. The site is accessible subject to persons taking reasonable precautions and is quite level and conducive towards attractive and inviting development of a house and garden with parking. Interested parties need not make appointments to view and should not disturb **the neighbouring owners who are not associated with this property sale.**

Offers subject to usual Scottish conditions are invited in writing but offers containing conditions as to site surveys, detailed planning, finance etc will not be considered.