

Galbraith

**PLOT AT CRAICHIE MILL**  
FORFAR

## PLOT AT CRAICHIE MILL, FORFAR

An exciting development opportunity set within splendid Angus landscape

Craichie 0.5 miles ■ Forfar 4.3 miles ■ Dundee 14.1 miles

- Plot with significant development potential
- Useful grass paddocks extending to 1.58 hectares (3.92 acres)
- Spectacular setting in rural Angus
- Perfect for Dundee commuters

**Galbraith**

Perth  
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 OnTheMarket





### SITUATION

The plot at Craichie Mill is situated a short distance from the hamlet of Craichie, a pretty settlement nestled in the glorious Angus countryside. The more substantial town of Forfar sits a mere 4 miles away offering an extensive range of day-to-day services including shops, a post office, a selection of restaurants and a golf club. Dundee is the closest city with a 30 minute drive to the city centre which is well equipped with amenities with a wide range of local and national retailers, restaurants and cafes, private and independent schooling, two universities, the V&A Museum and an airport with daily flights to London.

Angus offers a breadth of recreational opportunities and Craichie Mill is ideally placed to make the most this vibrant county has to offer. The nearby Angus Glens provide a myriad of walking and cycling trails and a number of Munros all within easy reach. For the golfer, there are courses at Carnoutsie, Blairgowrie and Forfar.

### DESCRIPTION

Craichie Mill comprises a traditional stone outbuilding under a slate roof set within grassland extending to 1.58 hectares (3.92 acres) therefore offering a wonderful opportunity to develop a new dwelling house within its own grounds. The plot sits within an agricultural setting enjoying splendid views over the Angus countryside. Sitting adjacent to the B9128 public road running through Craichie, there is an existing access point present. The land included with the plot is primarily useful grassland which could be utilised for horse grazing; the south side of the property offers some mixed species woodland providing an exciting garden opportunity.



### PLANNING

There are no active planning permissions nor have any enquiries been made with the local authority. Please note that the dwelling house is a Category C Listed Building

### FLOOD RISK

According to the SEPA Flood Maps, Craichie Mill there is a risk of flooding from the Vinny Water.

### ACCESS

Craichie Mill is accessed directly from the public B9128 road.

### DIRECTIONS

From Perth take the A90 north towards Forfar. Take the B9127 exit signposted for Gateside/Kincaldrum/Inverarity and follow the B9127 for approximately 3 miles. Turn left, following the sign for Kingsmuir/Forfar for approximately 1.5 miles and take a right heading east. Follow the road for approximately 1 mile and turn left onto the B9128. The property sits on the right hand side.

### POST CODE

DD8 2LT

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///sparks.defensive.mainframe](https://sparks.defensive.mainframe)

### SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE



#### **LOCAL AUTHORITY**

Angus Council, Angus House, Orchardbank, Forfar DD8 1AN: 01738 475000

#### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

#### **VIEWINGS**

Strictly by appointment with the Selling Agents.

#### **HEALTH AND SAFETY**

The building forming part of the subjects is in a state of disrepair and we would therefore not advise viewers to enter the building. There is also an open burn on the property and we would advise exercising caution when nearby.

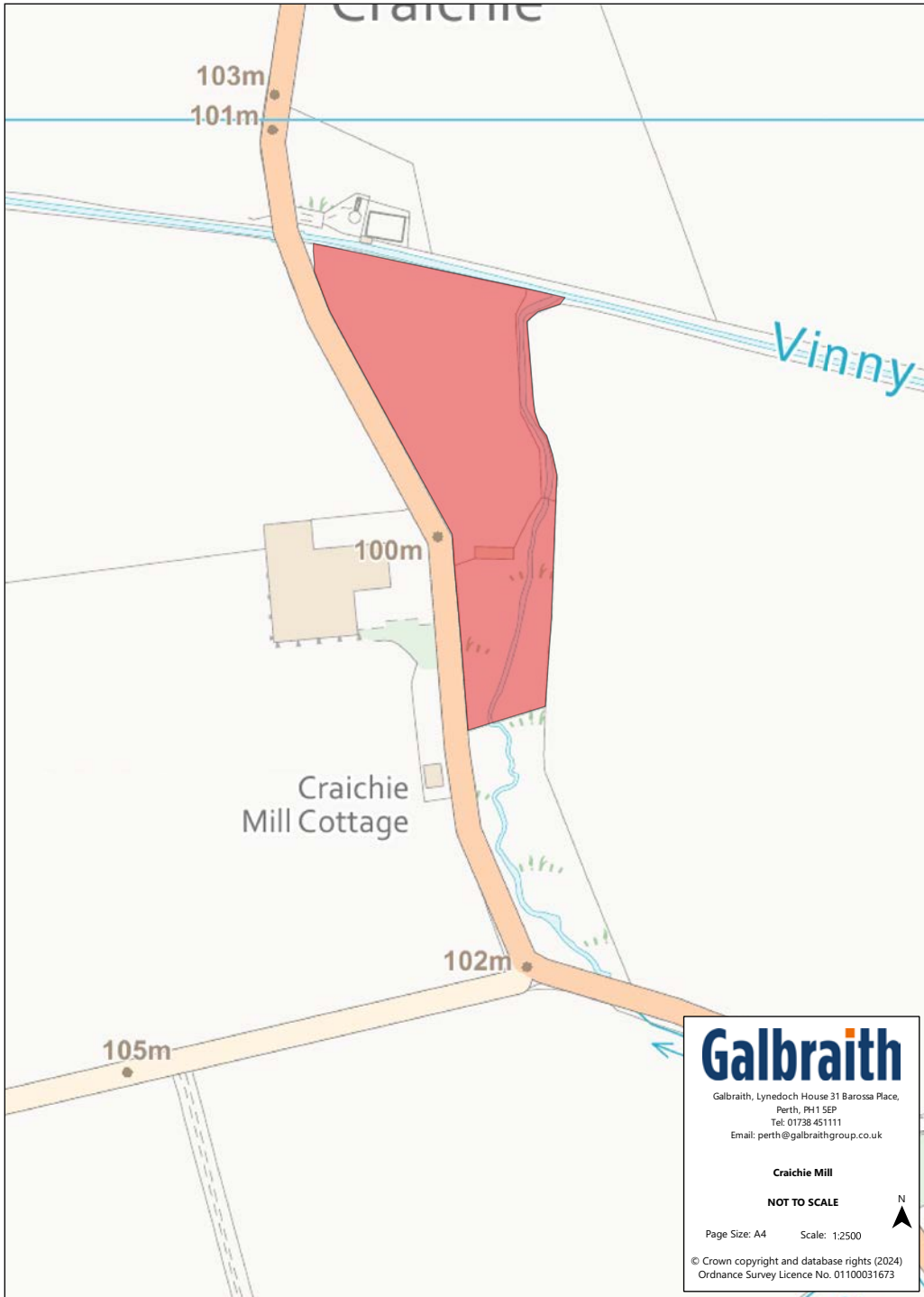
#### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

#### **IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.





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