



Residential Development Opportunity- Former Dun Church Hall & Car Park Site, Dun, Montrose, DD10 9LQ



Location: Dun is a hamlet located midway between Montrose and Brechin both of which offer excellent local amenities. It is close to Montrose Basin, a renowned nature reserve and wildlife centre, famed for its spectacular sunsets. The location offers walks on the House of Dun Estate and the surrounding countryside features rolling farmland with the coastline featuring sandy bays and red sandstone cliffs. There are beaches at Montrose, St Cyrus and Lunan Bay.

Montrose is less than 5 miles away offers both primary and secondary schooling, a wide range of shopping, together with leisure facilities and links golf courses. The A92 coast road runs from Stonehaven to Dundee via Montrose and Arbroath, while inland the A90 is about 10 minutes away providing direct access to Dundee and Aberdeen.

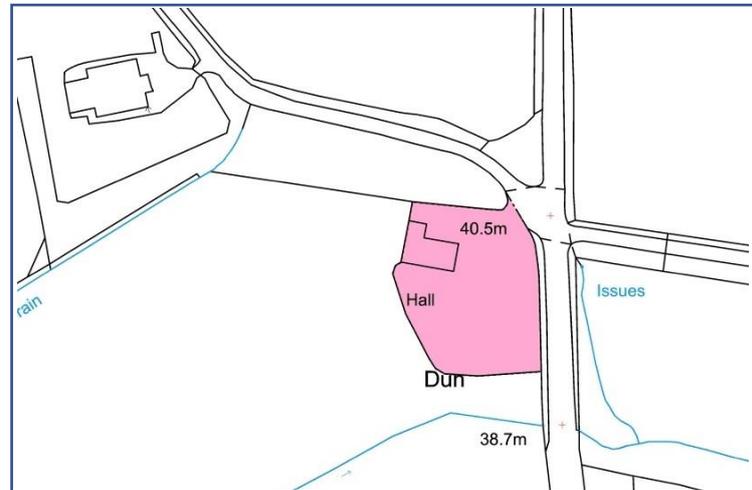
Description: Residential development opportunity in peaceful countryside location. The ground for sale is the site of the former Dun Church Hall & car park with potential for the erection of two dwellinghouses subject to the necessary permission being obtained. The site extends to approx. 36m x 40m (0.3 acres).

The site is flat and is bordered by trees to the North, a public road to the East and open farmland to the West and South. Access is directly off a minor public road, to the north of A935. Access to the glebe (agricultural land) to the west is also required and access rights will be reserved through the former hall site for all purposes, including for agricultural vehicles.

More land may be available by negotiation. Dun Church, which is located to the north of the site is also for sale.

Services: The former hall was connected to mains water and electricity with drainage to a septic tank. Interested parties should make their own enquires about electricity and drainage connections.

Planning: The Angus Local Development Plan 2016 is currently under review. As the site of the former church hall, the site is likely to be classed as a brownfield opportunity site in the current local plan and may be suitable for re-development of the former hall site and one additional dwelling house but interested parties are advised to contact Angus Council planning department to discuss their proposals. The surrounding land is zoned as agricultural in the Angus Local Plan.



Viewing- The site can be viewed, without appointment, from the road side.

Offers

Offers are invited for the property and should be submitted in writing to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263 Fax 0131 2402246
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance. The sellers do not bind themselves to accept the highest or any of the offers received.

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regard to all matters prior to submission of offers.

**The Church of Scotland General Trustees-Scottish Charity
No SC014574**