



LAND AT GOWANBANK

Forfar, DD8 2SX

For Sale - Residential Development Site



SUMMARY

- Site extending to approx. 5.90 hectares (14.58 acres)
- Allocated as site F2 within Adopted Local Development Plan for around 60 Units
- Located on eastern edge of popular Angus town
- Offers invited for heritable interest (freehold)
- Flexible sale terms considered



LOCATION

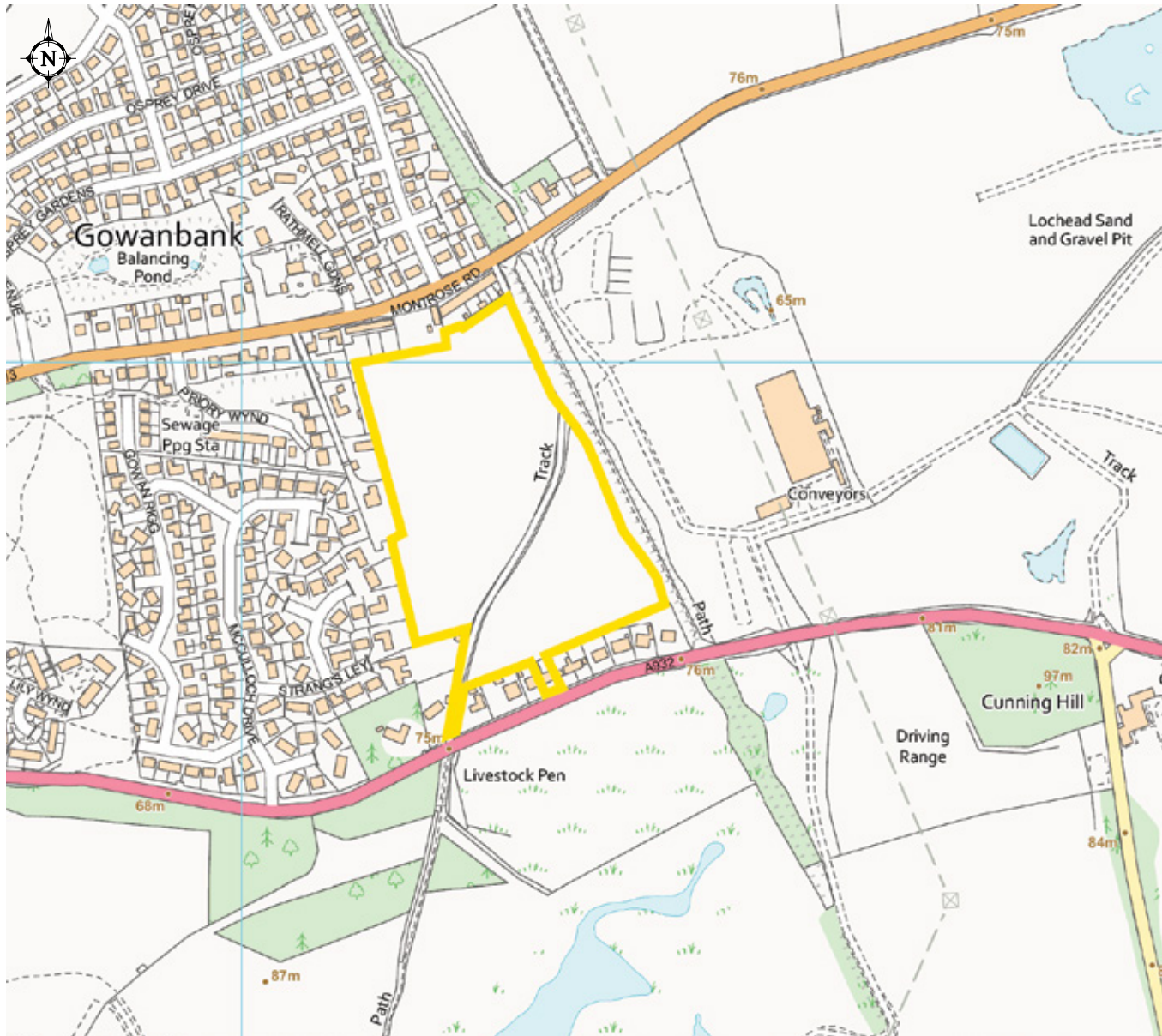
The subjects are located approximately 1.5km to the east of Forfar town centre, the administrative centre for the Angus Council area.

Forfar sits to the east of the A90 trunk road some 14 miles to the north of the city of Dundee and 55 miles south of Aberdeen the main commercial and cultural hubs. Being situated as such Forfar is well located for commuting to both locations while offering a very pleasant place to live for those seeking an outdoor or quiet lifestyle.

As a former market town with a population of circa 16,000 Forfar offers a range of retail and leisure facilities within the town and surrounding countryside. Education is provided through a number of primary schools with secondary education being delivered through Forfar Academy, a community campus which offers a range of activities to both pupils and the wider population.







DESCRIPTION

This undulating site which extends to a gross area of 5.90 hectares (14.58 acres) and is of regular shape sits between Montrose Road (B9113) and Arbroath Road (A932) in the sought after Gowanbank area of Forfar. The site is bound on three sides by predominantly single storey, low density, sought-after housing. A disused railway line forms the eastern boundary.

A public footpath known locally as the “Rosie Road” bisects the site and provides a link from Montrose Road to Arbroath Road. Existence of this footpath will have to be respected by any development proposed for the site.

A single housing unit fronting Arbroath Road will require to be demolished to facilitate access to the development site. This house is in the ownership of the vendors.

PLANNING

The site is allocated as F2 within the Adopted Angus Plan (2016) as being capable of accommodating “around 60 units”.

The site was subject to a detailed planning application (Ref 18/00340/FUL) for the erection of 106 units which was subsequently reduced to 81 prior to being refused by Angus Council and subsequently at appeal in January 2022 (Ref PPA-120-2058).

Whilst the earlier application was refused and further appeal rejected it is understood that Angus Council will welcome the development of housing on the site. The application detailed above did not meet the required design standards. It is very much felt that development will be encouraged with a party willing to engage with and respect the views of Angus Council.

Full Planning documentation and information on the subsequent appeal can be found on Angus Council’s Planning Portal:

<https://planning.angus.gov.uk/online-applications/search.do?action=simple&searchType=Application>

METHOD OF SALE

Offers are invited for the heritable interest (Freehold).

Full details regarding the required form of offer are available from Savills.

Interested parties should not interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

VAT

The site has not been elected for VAT and as such it will not apply to the purchase price.

CONTACT DETAILS

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