

LETHAM GRANGE
ARBROATH, ANGUS

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GOOD QUALITY POTATO SHEDS WITH SCOPE FOR ALTERNATIVE USE

Arbroath 4 miles ■ Dundee 20 miles ■ Forfar (A90) 15 Miles
Aberdeen 50 miles

- 3 sheds extending to 35,649 sq.ft (3,312 sq.m) in total
- Extensive yard area laid to concrete, tarmac and hardstanding
- Scope for alternative use
- Approximately 3.34 acres (1.35 hectares)
- 3 phase electricity supply



Galbraith

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 **OnTheMarket**

LOCATION

The sheds at Letham Grange are situated in a rural location a short distance to the south east of Letham Grange and approximately 4 miles north of Arbroath. The A92 lies a short distance the east and the A90 at Forfar is approximately 15 miles to the west providing good road access to Aberdeen, Dundee and Scotland's Central Belt.

DESCRIPTION

The main building on site comprises of 3 linked potato sheds of steel portal frame construction with brick walls, a cement fibre roof and a concrete floor. The building has an eaves height of approximately 5.25m and a 4.89m x 4.89m sliding door as the main access. The northern section of the building benefits from foam insulation and is temperature controlled.

To the rear of the main building there is a Dutch Barn of steel portal frame with an eaves height of 5.65m, a fibre cement roof and a concrete floor.

In the south western corner of the site, there is a steel portal frame shed with metal corrugated sheet cladding to the walls, a fibre cement roof, concrete floor and a 6.00 m wide x 3.74 m high sliding door.

To the front of the main building there is an area of yard laid to concrete with access roads to the sides of the main building laid to gravel. The yard to the rear is laid to gravel with a concrete apron immediately to the front of the Dutch Barn.

The site extends to approximately 3.36 acres and is generally triangular in shape and is bounded to the south by the East Coast Mainline and the Magunie Burn to the north.

The property benefits from direct access off a minor public road which links Letham Grange to Arbroath.

The subject comprise the following accommodation:

Main Shed	28,007 sq.ft (2,602 sq.m)
Corrugated Shed	3,089 sq.ft (287 sq.m)
Dutch barn	4,553 sq.ft (3,312 sq.m)
Total	35,649 sq.ft (3,312 sq.m)

GUIDE PRICE

Our client is seeking offers over £550,000 for their freehold interest in the subjects.

We would recommend that all interested parties notify us of their interest in writing to ensure they are notified of any future closing date. It should be noted that the vendor is not bound to accept the higher offer or indeed any offer.

PLANNING

The subjects are located in open countryside and do not have a specific planning allocation in the Angus Council Local Development Plan. However, we are of the view that there may be scope for alternative use such as commercial or residential use on site subject to obtaining the necessary consents.

We would recommend that any planning enquiries should be directed to Angus Council – 01307 491900.



RATEABLE VALUE

The subjects are currently in agricultural use and do not have a rateable value. In the event alternative use is sought, then the sheds may be eligible for non-domestic rates.

SERVICES

Mains Electricity (3 phase supply)
Mains Water
Mains Drainage

ENERGY PERFORMANCE CERTIFICATE

As the subjects are in agricultural use they do not require an energy performance certificate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the purchaser will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

All figures are quoted exclusive of VAT.

ENTRY

To be mutually agreed.

VIEWING AND FURTHER INFORMATION

Viewing is by appointment only. For further information or to arrange a viewing please contact the selling agents:

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Date of publication: August 2022

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, together with proof of funding and Identification. 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. Photographs taken in June 2022. 8. Particulars prepared August 2022.

