

Green Street, Forfar A Development Opportunity



On offer is a compact site situated just off High Street, Forfar. The site is currently consists of -

- 1 on the east, a three-storey building fronting to Green Street and comprising :
 - a on the upper floor, with its own entrance, a three-bedroom flat;
 - b on the ground floor, with its own entrance, a two-bedroom flat;
 - c a large open area to the rear of the flats with separate access to each flat;
 - d a massive basement area which shares the footprint of the flats and stretching under the open area to the rear boundary.
- 2 on the south, a piece of land fronting Queen Street and comprising :
 - e *the vacant site which was previously the site of a terraced cottage;
 - f access via a stairway to the basement mentioned in (d) above;
 - g access to a secure garage / store premises.

*Note – detailed planning permission has already been granted for construction of a house on the ground fronting Queen Street.

As well as the construction of the house on the Queen Street site as per the detailed plans, further development opportunities could include –

- demolishing / clearing the whole site and constructing a number of additional houses / flats;
- selling / renting the Green Street flats, demolishing the basement to the rear of the property and constructing additional houses / flats;
- selling / renting the Green Street flats and separating / converting the basement area to a business premises which can then be sold or rented;
- renting the properties on the site in their current layouts on an individual basis.

Priced to sell - offers in the region of £ 325,000 are invited.

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The vacant site facing Queen Street has detailed planning permission for one house



The extended basement roof to the rear of the flats

History:

Previously, the whole site housed a furniture and carpet business which fronted onto Green Street with a separate flat on the top floor.. The current ground-floor flat formed the shop frontage with its main entrance leading to the front showroom and the offices. Leading from the front showroom was a wide stairway providing access for customers and staff to the main showroom which took up the whole of the basement area. Access to the basement for inward / outward transfer for the large items of stock was via a separate stairway leading down from the vacant site fronting Queen Street. Note - detailed planning permission was sought and agreed for the change of use from a shop to what is now the ground-floor flat.

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Location: The administrative centre of Angus, a royal burgh situated in the heart of the valley of Strathmore 14 miles (22.5 km) north of Dundee. In addition to its present roles as an administrative centre and livestock market town, Forfar has dairy produce, food processing, textile, light engineering and electronics industries. The Meffan Gallery and Museum in the High Street illustrates the history, art and industry of Forfar which gives its name to the meat pastry known as the Forfar Bridie. There is a leisure centre and 18-hole golf course at Cunninghill and each June the Forfar Highland Games are held at the Lochside.

Viewing & Enquiries

Watts Solicitors
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Email info@wattssolicitors.com

Website: For full details of all our properties, go to www.wattssolicitors.com and click on 'Property For Sale'. The details of all our properties can be downloaded.

Note: In the event of a closing date being declared the seller (s) shall not be bound to accept the highest or any offer. These particulars, including measurements where shown, are for guidance only and are not warranted.

Valuations: To arrange for a free, no obligation valuation of your property, call our Property Team on 01674 673444.

Ref: **Bryan Bathie / Sheila West**