

Additional Paddock Land For Sale



WEST MAINS OF HEDDERWICK FARMHOUSE
MONTROSE, ANGUS

Galbraith



WEST MAINS OF HEDDERWICK FARMHOUSE, MONTROSE, ANGUS

Charming & spacious 4 bedroom detached farmhouse with beautiful views and planning permission for extension.

Montrose 3.4 miles ■ Dundee 36 miles ■ Aberdeen 40 miles

- 1 reception room. 4 bedrooms
- Planning approved to create attractive contemporary home
- Beautiful countryside views
- Extensive garden grounds
- Good access to Aberdeen, Dundee, and to Angus towns
- Additional paddock land available in neighbouring field



Galbraith

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 **OnTheMarket**



SITUATION

West Mains of Hedderwick Farmhouse is situated within a group of four properties within a stunning and unspoilt rural setting. Montrose is just some three miles and is located on the coast between Dundee and Aberdeen. Montrose Basin is a tidal estuary at the mouth of the river South Esk, and is a renowned nature reserve and wildlife centre. The surrounding countryside is mainly rolling farmland, while inland are the Angus Glens. The coastline around Montrose comprises sandy bays and red sandstone cliffs. As well as Montrose, there are renowned beaches at St Cyrus and Lunan Bay. Lovely walks can be taken along the River North Esk. Primary schooling is available at Hillside with secondary schooling available in Montrose, which also offers a wide range of shopping, cinema, and leisure facilities at the new sports centre and swimming pool. Independent schools in the local area include Lathallan (Johnshaven) and the High School of Dundee and those in Aberdeen, with pupils catching trains from Montrose to either Aberdeen or Dundee. Golf courses in the area include Montrose, Edzell and the championship course at Carnoustie. Fishing can be taken on the nearby North and South Esk rivers, while sea fishing is also available locally.

The A90 dual carriageway is easily reached at Laurencekirk and Northwaterbridge, so the cities of Aberdeen and Dundee are readily accessible and provide all the services expected of major centres. Journey times to Aberdeen and its airport have been much reduced by the Western Peripheral Route. Montrose is served by the East Coast railway line with regular services to Aberdeen and to the south, including a sleeper service to London. Aberdeen Airport has a wide range of domestic and European services.



DESCRIPTION

West Mains of Hedderwick Farmhouse is an idyllically-situated traditional farmhouse dating originally from around 1862. The more recent development of three properties adjacent were developed around 2004. The garden grounds for the farmhouse offer a generous amount of outdoor space with panoramic country views towards Montrose which can be fully enjoyed both internally and externally. Currently the property does require a degree of modernisation and extends to around 107sqm, offering sizeable accommodation. The windows and doors within the property are a mixture of timber and PVC casement type incorporating sealed unit double glazing. The kitchen has a range of wall and base mounted units and internal doors are of a timber and glass design. Currently the farmhouse benefits from an oil-fired heating system with a combination boiler.

PLANNING PERMISSION

The current approved planning would provide a well-insulated, comfortable, modern family home. The proposal is to form a new single storey South facing garden room, with a two storey extension to the rear to create an entrance hallway, utility room and accessible shower room at ground floor with a new master bedroom and suite at first floor. Car parking would be provided in a car port within the two-storey extension to the rear. The proposal allows for the retention of the appearance and character of the existing house. The new garden room in the South elevation would be flooded with natural light and would enjoy panoramic country views.

The proposed house would be highly sustainable with the existing cottage being internally insulated and the extension being built to contemporary standards of insulation. An Air Source Heat Pump and photovoltaic panels would provide heating, hot water and electricity, thereby allowing running costs to be minimised.

ACCOMMODATION

Ground Floor - Entrance Hall, Livingroom, Kitchen, Utility room, Bathroom and Two Bedrooms.

First Floor - Two Bedrooms.

GARDEN

The property benefits from garden ground to the front, side and rear. The boundaries are defined in timber fencing, hedging and post and wire fencing. The proposed plans allow for generous retention of the garden to the front and a car port would be incorporated to the rear.

Please note that additional paddock land is now available, additional information available on request.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Oil Fired	Band C	F

DIRECTIONS

Travelling from Montrose, take the High Street to Basin view (A92) for around 0.5 miles. Follow A92 and A937 to Hillside village. Turn left into Dubton Road. After 0.8 miles the house is visible on the right hand side. Parking is available on the driveway shared with the neighbouring houses.

POST CODE

DD10 9EG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: football.flattening.refuse

VIEWINGS

Strictly by appointment with the Selling Agents.

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 August 2024



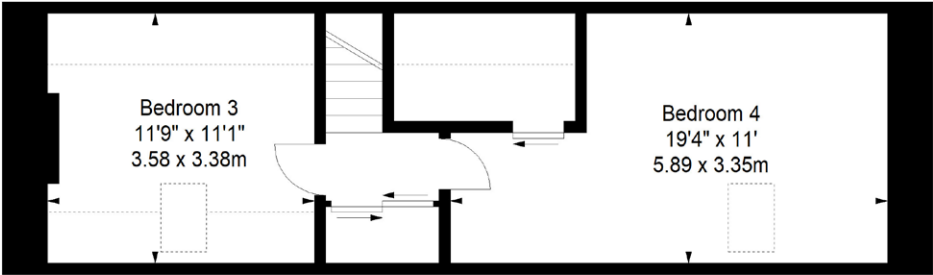
Farmhouse,
West Mains of Hedderwick,
Montrose, DD10 9EG



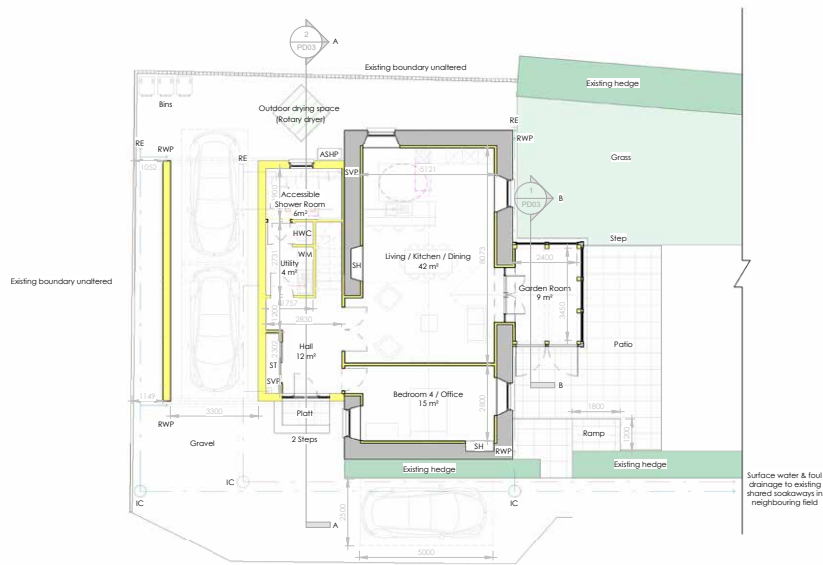
Approx. Gross Internal Area
1323 Sq Ft - 122.91 Sq M
For identification only. Not to scale.
© SquareFoot 2024



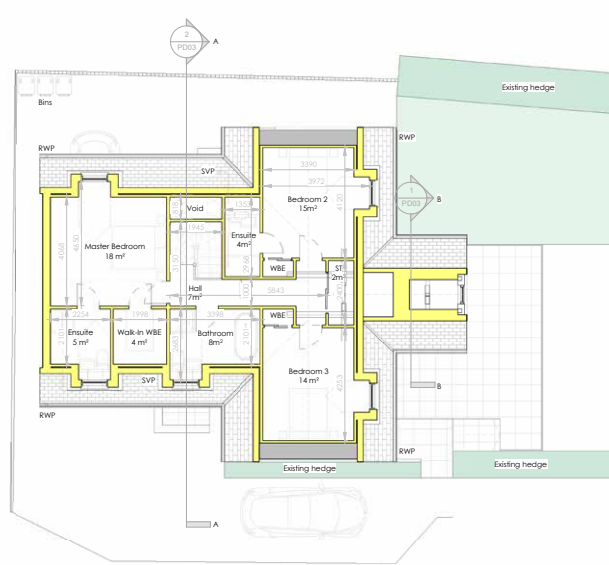
Ground Floor



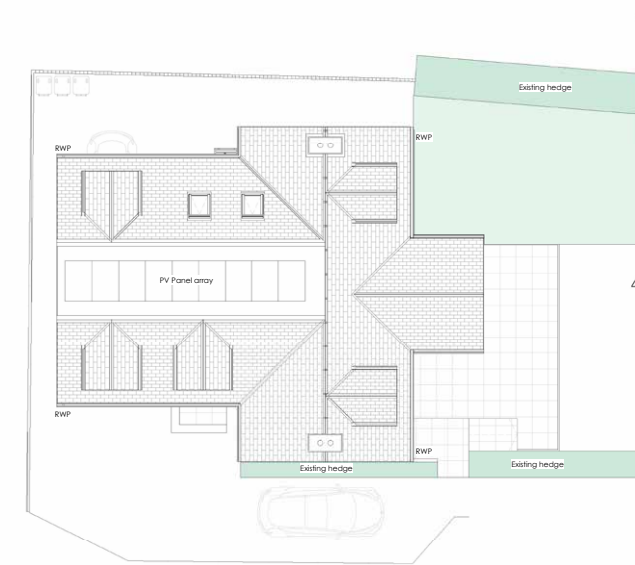
First Floor



① Proposed Ground Floor Plan
1 : 100

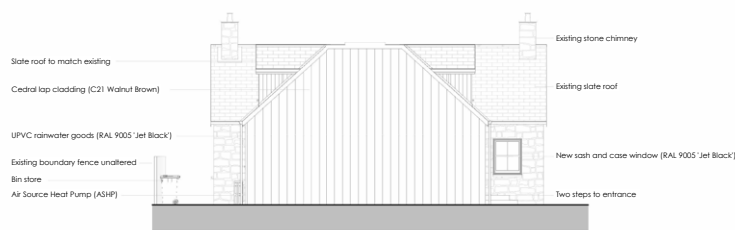


② Proposed First Floor Plan
1 : 100



③ Proposed Roof Plan
1 : 100

Proposed GIA = 167m² (82m² GF, 85m² FF)
+ 9m² Garden Room



④ Proposed North Elevation
1 : 100



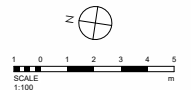
⑤ Proposed East Elevation
1 : 100



⑥ Proposed South Elevation
1 : 100



⑦ Proposed West Elevation
1 : 100



E	Site Boundary Removed	04/09/24
D	Design Revisions	26/03/24
C	Issued For Planning	24/01/24
B	Floor Areas Revised	06/11/23
A	Title Deeds Boundary Added	17/10/23

Marketing

Project
Farmhouse at West Mains of Hedderwick

Title
Proposed Plans & Elevations

Job No.	Rev.	Drawing No.
295	E	PD01
Scale	Paper	Date
1:100	A1	September 2023



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PLEASE RECYCLE