

**LAND AT WEST MAINS OF HEDDERWICK,
MONTROSE, ANGUS**

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A block of land extending to around 2.8 acres. For sale as a whole or in two lots

Montrose 3.4 miles ■ Dundee 36 miles ■ Aberdeen 40 miles

- Block of Land
- Around 2.88 acres in total
- Can be sold as a whole or in two lots
- Direct public road access
- Close proximity to West Mains of Hedderwick Cottage & Farmhouse currently listed for sale

Galbraith

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 OnTheMarket



SITUATION

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

The land at West Mains of Hedderwick is situated 3.4 miles from Montrose and 36 miles from Dundee. The land is located in unspoiled countryside with attractive views. The land has considerable potential amenity value including for grazing or equestrian purposes. In close proximity to West Mains of Hedderwick and also Farmhouse, two cottages also listed for sale.

Lot 1 - Top Paddock around 1.44 acres

Lot 2 - Bottom Paddock around 1.44 acres

The James Hutton Land Capability for Agriculture has designated the land as Class 3(1).

The Indicative River and Coastal Flood Map (Scotland) prepared by the Scottish Environmental Protection Agency (SEPA) indicates that the land is not located within an area potentially at risk of flooding in the event of a 1 in 200 year event.

ACCESS

Access to the land is directly from the public road network.

SERVICES

Buyers are advised to make their own enquiries in respect of the proximity of the mains water supply

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 land is on the right hand side of the road.



POST CODE

DD10 9EG

WHAT3WORDS

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

comedians.resold.flattered

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

