

ARBROATH

SITE OF THE FORMER SEAFORTH HOTEL
DUNDEE ROAD • DD11 2PT

PROMINENT ROADSIDE
DEVELOPMENT SITE FOR SALE

- Prominent development site on the southern edge of Arbroath town centre overlooking the North Sea and situated adjacent to Pleasureland, Jumping Jacks, Chalmers Filmhouse and Gayfield Park, home of Arbroath FC
- Nearby occupiers include Asda, B&Q, Pets at Home, Halfords, KFC and McDonalds
- Planning consent for hotel and pub /restaurant
- Alternative uses may be possible STP
- Offers invited for the freehold interest



(0.5665 hectares)
1.40 acres

ON BEHALF OF



MARSTON'S

RAPLEYS

LOCATION

The development site overlooks the North Sea and is situated on the southern edge of Arbroath which is the largest town in Angus having a population of 23,902 (ONS: 2011).

The property fronts onto the A92 trunk road forming part of the Angus Coastal Route which connects Arbroath with both Dundee and Aberdeen.

The surrounding area is mixed commercial and residential in character with nearby occupiers including Asda, B&Q, Pets at Home, Halfords, KFC and McDonalds.



1.40 acres
(0.5665 hectares)



PLANNING

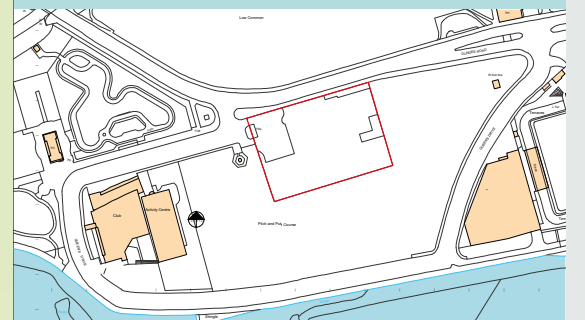
The site benefits from planning consent for the development of a hotel and pub /restaurant with car parking under ref: 17/01048/Full which was granted by Angus Council on 1st June 2018.

The site may be suitable for alternative uses and as such interested parties are advised to make their own enquiries with the local planning authority.

Proposed Elevations



For Illustration Purposes Only



DESCRIPTION

The property comprises a cleared site of 0.5665 hectares (1.40 acres) forming the site of the former Seaforth Hotel.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from the roadside at any time. Parties wishing to view the site may do so entirely at their own risk.



RAPLEYS

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