FOR SALE

COMMERCIAL / DEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD

Ravenswood
8 New Road, Forfar
DD8 2AE

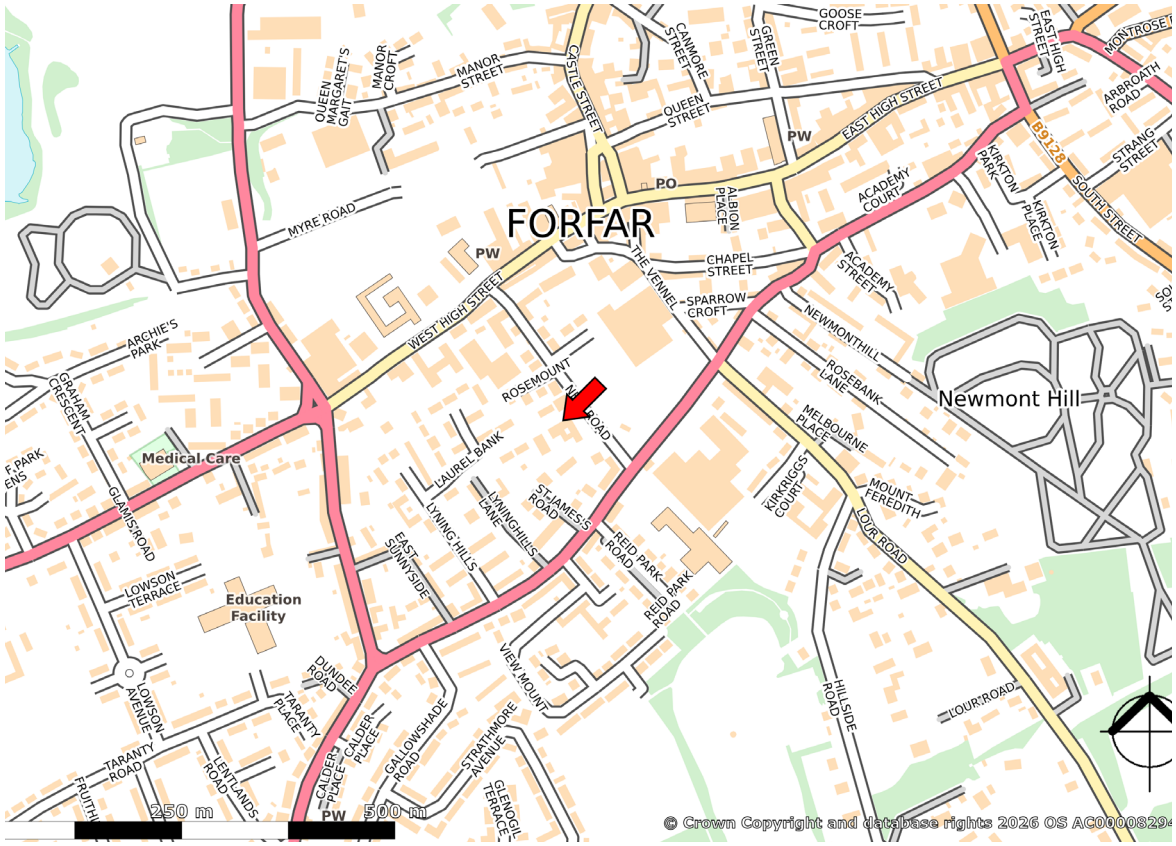
- 2 x Detached Office Buildings
- May Suit a Variety of Uses
- Development Opportunity - subject to consents
- Extends to 1,281.41 sq.m. / 13,793 sq.ft.
- Site extends to approx 1 acre

LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

More precisely, the subjects are located on the west side of New Road close to the junction with St James Road. Surrounding occupiers are mixed commercial and residential in nature.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise 2 x detached office buildings of stone and brick block construction.

The larger 2 storey building is of brick block construction held under a pitched roof with a modular type extension interconnected. Internally, the building is cellular in nature providing office accommodation.

Ravenswood, the smaller detached building is 2 storey plus basement of traditional stone construction held under a pitched roof. Internally the building is cellular in nature providing office accommodation over all three floors. **The building is category 'C' listed.**

The subjects sits within a site extending to approximately 1 acre with extensive parking.

The property may suit future redevelopment subject to obtaining the required planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
8 New Road	1,019.11	10,970
Ravenswood, 8 New Road	262.30	2,823
Total	**1,281.41**	**13,793**

RATEABLE VALUE

The subjects have a Net and Rateable Value of:

8 New Road - £36,000
Ravenswood, 8 New Road - £13,400

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £275,00 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:

GRANT ROBERTSON
Director
grant.robertson@g-s.co.uk
07900 265 516

CHARLES CLARK
Commercial Property Agent
charles.clark@g-s.co.uk
07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.