

Property for Auction in Scotland - [Print Version]

Lot : Plot at Slade Farm Cottage, Carmyllie, Arbroath, Angus
DD11 2RE



Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 26/11/2026	14:00	Plots/Building Land	£275,000

Property Address: Plot at Slade Farm Cottage, Carmyllie,
Arbroath, Angus DD11 2RE, DD11 2RE

We are pleased to present to auction this excellent new build development opportunity in rural location close to Carmyllie, and approximately eight miles from Arbroath, Angus. The site extends to approximately 4,6 acres with planning approved under Angus Council Ref. 21/00889/FULL for the construction of five substantial detached homes, ranging from 249 sq. metres to 293 sq. metres, with garages and generous individual plots. Individual plots are clearly established, water and electricity connections are nearby, and drainage is via a SUDS pond and septic tanks that are required to be installed. The Section 75 Planning



Obligation (August 2024) is available and registered against title reference ANG92124. Prospective purchasers should take independent legal advice in this regard prior to bidding. The competitive guide price, allied with strong GDV potential and attractive rural location, is sure to attract strong demand from builders and developers. Early expression of interest is recommended.

Area

Slade Farm enjoys an attractive rural setting in the Carmyllie area of Angus, surrounded by open countryside and within easy reach of Arbroath. Carmyllie is a popular rural community, offering a peaceful country setting with convenient access to local amenities. Arbroath, approximately 10 minutes away, provides a comprehensive range of shops, supermarkets, schools, leisure facilities, restaurants and professional services, together with a railway station offering mainline connections to Dundee, Aberdeen, Edinburgh and Glasgow.

Tenure

Freehold

Local Authority

Angus Council

Location Map

[Open in Maps](#) 

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Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.