



E-Mail: david.strangsteel@struttandparker.com
Our Ref: DSS/sh
Direct Dial: 01330 826812

Dear Sir/Madam

Easter Gagie Field 16, Kellas, Nr. Dundee

Following a successful closing date for the sale of a 45 acre field called Easter Gagie near Kellas, our client has now asked us to sell another nearby field extending to circa 6 acres.

We enclose a plan of the field which is located just to the west of the B978 about ¼ mile north of Wellbank. The field lies approximately 7 miles north of Dundee, has public road access and is currently in stubble.

Planning Permission

There is no planning permission.

Uplift Clause

An uplift clause will be included in the title over the field identified on the plan as 16, for a payment to be made to the sellers of 50% of any uplift in value due to the sale for non agricultural development in the field over the next 30 years.

Offers in excess of £42,000 are anticipated.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Strang Steel'.

David Strang Steel MRICS
Partner