

FOR SALE

ON BEHALF OF NHS TAYSIDE



Maryfield House, Mains Loan
Dundee, DD4 7AA

- Development Opportunity
- 1.1 Hectares (2.71 Acres)
- Established Residential Location
- Offers Invited

LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

More precisely, the subjects are located to the west of Mains Loan and to the east of Arklay Terrace, which sits within the Maryfield area of the city.

Surrounding land uses include private and local authority housing, Dundee International Sports Centre, Clepington Primary School, Morgan Academy and both Dundee United and Dundee football stadiums.

DESCRIPTION

The subjects comprise a substantial development site, fairly regular in its configuration and flat in its nature. The site extends to 1.1 Hectares (2.71 Acres) or thereby and at present contains Maryfield House as well as a number of additional freestanding buildings.

Existing buildings will be demolished prior to any sale.

The site may suit a variety of uses, subject to the appropriate planning consents.



ACCOMMODATION

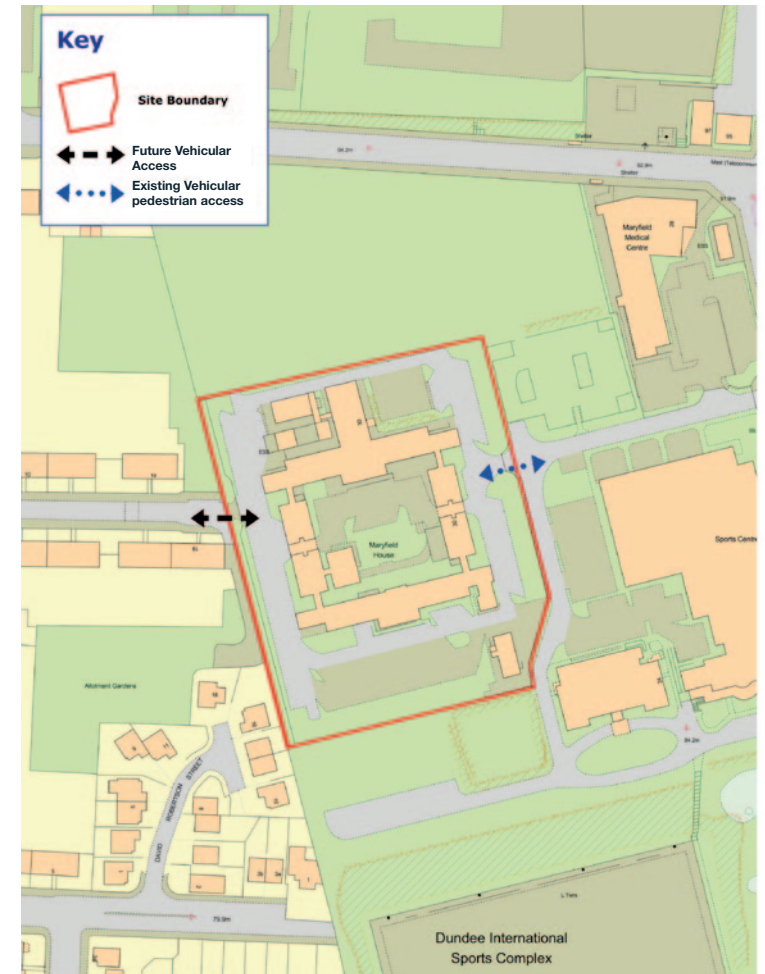
We have measured the site in accordance with the RICS Code of Measuring Practice 6th edition and calculate the following site area to be;

SITE: 1.1 Hectares (2.71 Acres) or thereby

TOWN PLANNING

The site has no specific designation within the Dundee Local Development Plan (Adopted 2014).

A planning site brief was approved by Elected Members at the City Development Committee 24 April 2017. A copy of the brief is available by clicking on the below link;



<http://www.dundee.gov.uk/citydevelopment/siteplanningbriefs>

Prospective purchasers are encouraged to speak with Dundee City Council's Planning Department regarding land use proposals.





TERMS

Offers are invited for our client's heritable interest in the site.

Disposal will be by way of formal tender. Further information in this regard is available from the Sole Selling Agents.

Please note, our client will not be bound to accept the highest, nor indeed any offer submitted.

Our clients may reserve the rights to implement a clawback/overage provision, subject to the detail of any eventual/successful development scheme.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald

To arrange a viewing contact:



Garth Davison
Surveyor
garth.davison@g-s.co.uk
01382 200064



Grant Robertson
Surveyor
grant.robertson@g-s.co.uk
01382 200064

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2017.