



1. Dundee City Council HQ 2. Train Station 3. Overgate Shopping Centre 4. Grosvenor Casino 5. Hampton by Hilton Hotel 6. V&A Museum

## South Ward Road, Dundee, DD1 1PL

- Superb city centre location
- Site extending to 0.531 Acres/0.215 Hectares
- Suitable for a variety of uses
- Cleared site ready for redevelopment



## LOCATION

Dundee, The City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes' drive. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is currently undergoing a £1 billion transformation of its Waterfront which comprises circa 240 Hectares of development land, new state of the art Train Station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London.

More precisely, the development site on South Ward Road enjoys a position within Dundee City Centre, with nearby access onto West Marketgait, the city's inner ring road. The subjects sit in the heart of the licensed quarter, close to The Overgate Shopping Centre, Dundee City Council Headquarters and between Dundee University and Abertay University.

The approximate location of these subjects is shown by the OS Plan to the side.

## DESCRIPTION

The subjects comprise a level area of ground which has been cleared of all buildings to allow for future redevelopment. The site is as shown attached red on the plan.

We calculate the site to extend to 0.531 acres/0.215 hectares or thereby.

## DEVELOPMENT OPPORTUNITY

The subjects provide a unique central development opportunity and it is considered that the subjects would be suitable for a variety of commercial uses and perhaps residential. At the present time the site has no formal Planning Consent and we would recommend that interested parties make their own enquiries to Dundee City Council Planning Department.

## TERMS

Our clients are interested in a variety of options for the site including a straight sale, developing for an end user or a joint venture. All interest parties are encouraged to discuss their interest with the sole agents in the first instance.

## VAT

Please note VAT is applicable to the sale price.

## FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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6. Date of Publication: November 2019