

# FOR SALE – DEVELOPMENT OPPORTUNITY

28-30 Trades Lane, Dundee



CGI of consented scheme

- **PRIME MIXED USE DEVELOPMENT OPPORTUNITY**
- **CENTRAL LOCATION OPPOSITE DUNDEE WATERFRONT**
- **PLANNING GRANTED FOR 28 RESIDENTIAL UNITS AND 3 RETAIL UNITS (18/00988/FULL)**
- **POTENTIAL GDV OF RESIDENTIAL UNITS c. £5.6-5.9m (SUBJECT TO SPEC AND MARKET CONDITIONS)**
- **FORMER ENGINEERING SUPPLIES WAREHOUSE, NOW VACANT**
- **SITE AREA APPROX. 0.08ha (0.19acres)**
- **OFFERS OVER £775,000**

**28-30 Trades Lane, Dundee, DD1 3ET**



**RETTIE**

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

# SUMMARY

28-30 Trades Lane, Dundee

## Summary

Superb development opportunity with a consented mixed use scheme in central Dundee

## Location

The site is located on the corner of Trades Lane and South Marketgait. It is on the peripheral of the £1bn major regeneration project occurring as part of the Dundee Central Waterfront Masterplan.

Opposite Dundee Waterfront, the site is central to the city's main work, shopping, and tourist amenities. Ideally positioned to take advantage of its proximity to the all the local bars, restaurants and shops that central Dundee has to offer.

Within a 0.6km radius of the site are located – the City Centre, Dundee Train Station, Overgate Shopping Centre, Abertay University, Waterfront, and V&A Museum. Dundee University is approx. 1.2km.

The precise location of property is highlighted on the map extract opposite.

## Description

The site occupies an area approx. 0.08 hectares, and consists of a block built commercial warehouse, and concreated external areas. The site is currently vacant.

Access is via Trades Lane, with easy transport links from the site out of the city.



# LOCATION

28-30 Trades Lane, Dundee



# PLANNING SUMMARY

28-30 Trades Lane, Dundee

## Planning Summary

The site was granted planning permission in June 2019, to demolish the existing warehouse and create a mixed used development comprising of 3 retail units on the ground floor and 28 flats on upper floors.

Planning Ref: [18/00988/FULL](#)

## Design Statement

“Combine 3 retail units on the ground floor with 28 flats featuring high quality open plan living on the 6 floors above. Floors 1-5 incorporate 25 x 2 and 3 bedroom flats ranging from 75m2 up to 100m2 with 3 x 3 bedroom Penthouses on the 6th floor at 105m2, 108m2 and 111m2. The Penthouse apartments are set back from the main façade reducing the verticality of the building and allowing the parapet level of the adjacent building to be reinforced in the proposed building. Balconies are also provided to the flats on Floors 4 & 5 of the South Marketgait elevations and all flats on Trades Lane elevation.”

## Tenure + Use

Heritable (Scottish equivalent of English freehold). Interested parties should satisfy themselves with regards to any proposed future use by consulting the town and country planning (use classes) (Scotland) order 1997.

## Conservation Area + Listed Buildings

Our search of the Historic Scotland online database suggests that the building is not listed or in a conservation area.



# PLANNING SCHEME

28-30 Trades Lane, Dundee

## Mix

Residential			
No. Units	Total Sqm	Total Sqft	Average Sqft
28	2,403	25,866	924

Commercial			
No. Units	Total Sqm	Total Sqft	Average Sqft
3	352	3,789	1,263

Total			
No. Units	Total Sqm	Total Sqft	Average Sqft
31	2,755	29,655	957

## Sales Pricing

A pricing exercise been carried out for the consented residential units. This is available upon request to interested parties. To avoid any conflict of interest, we would recommend seeking independent advice on end sales values.

## Build Costs

An indicative build cost plan has been carried out by a contractor and can be made available to interested parties.

## Architects

AB Roger & Young - 01356 622125

Plot	Floor	Style	Beds	Sqm	Sqft
Retail 1	G	Retail	N/A	124	1,335
Retail 2	G	Retail	N/A	103	1,109
Retail 3	G	Retail	N/A	125	1,345
1	1	Apartment	3	100	1,076
2	1	Apartment	2	76	818
3	1	Apartment	2	80	861
4	1	Apartment	2	75	807
5	1	Apartment	2	87	936
6	2	Apartment	3	100	1,076
7	2	Apartment	2	76	818
8	2	Apartment	2	80	861
9	2	Apartment	2	75	807
10	2	Apartment	2	87	936
11	3	Apartment	3	99	1,066
12	3	Apartment	2	76	818
13	3	Apartment	2	80	861
14	3	Apartment	2	75	807
15	3	Apartment	2	87	936
16	4	Apartment	3	99	1,066
17	4	Apartment	2	76	818
18	4	Apartment	2	76	818
19	4	Apartment	2	75	807
20	4	Apartment	2	87	936
21	5	Apartment	3	99	1,066
22	5	Apartment	2	76	818
23	5	Apartment	2	76	818
24	5	Apartment	2	75	807
25	5	Apartment	2	87	936
26	6	Penthouse	3	105	1,130
27	6	Penthouse	3	111	1,195
28	6	Penthouse	2	108	1,163

# PLANNING ELEVATIONS

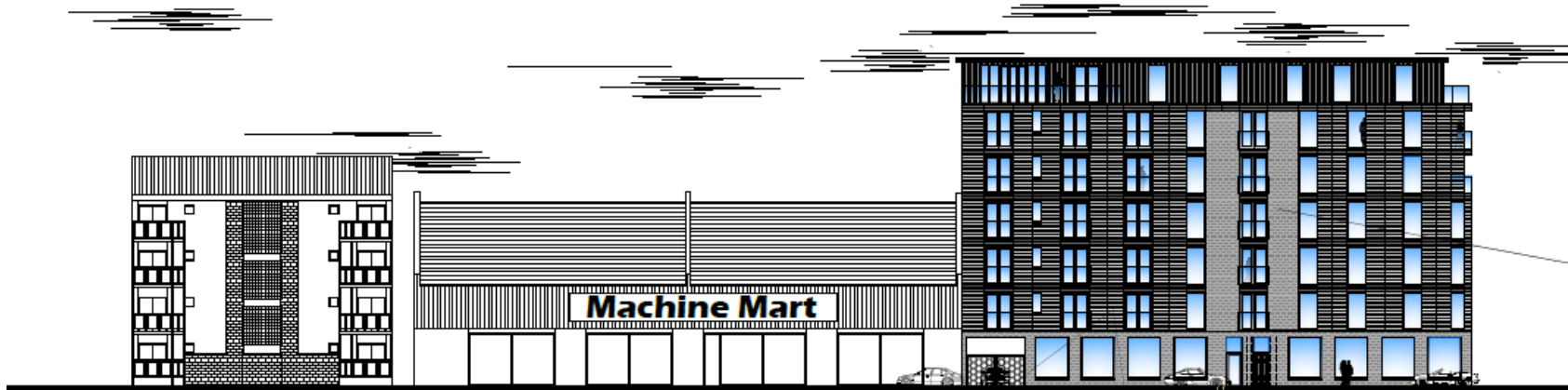
28-30 Trades Lane, Dundee



South East Elevation 1:200 (Looking onto Marketgait)



Elevations Scale 1cm = 2m



South West Elevation 1:200 (Looking onto Trades Lane)



Elevations Scale 1cm = 2m

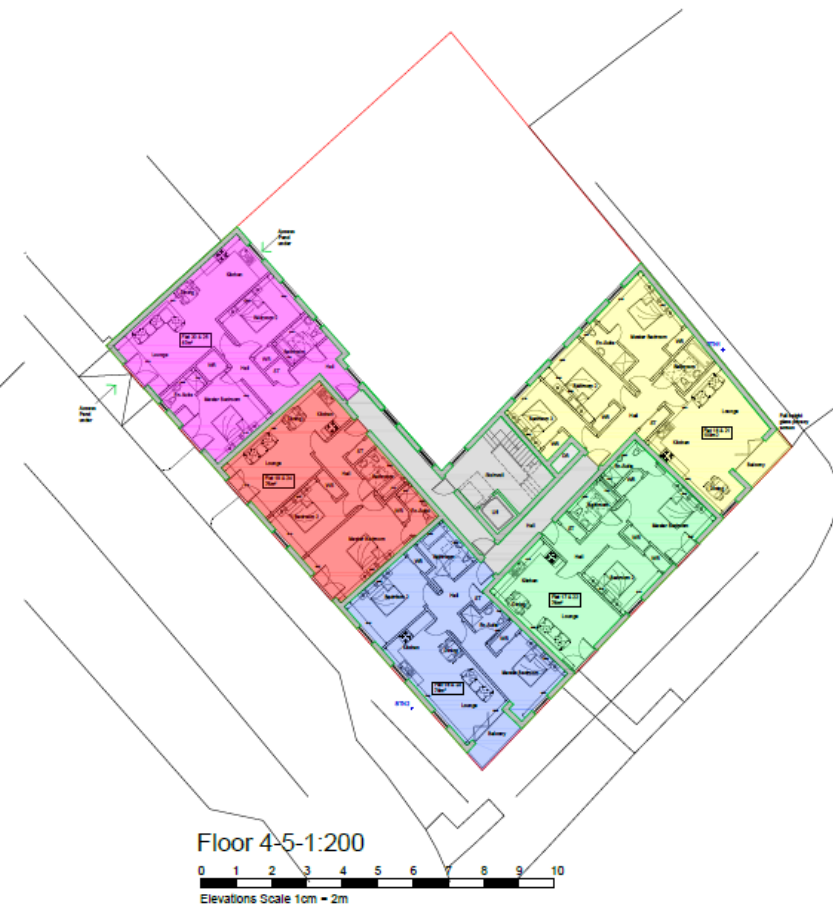
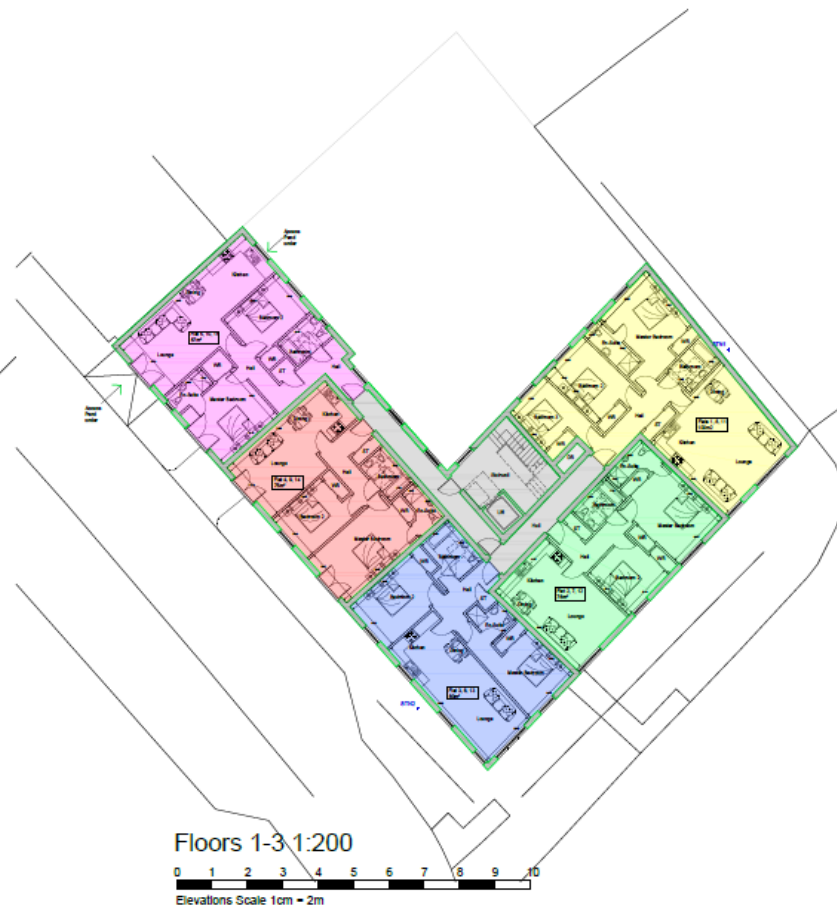
Mixed grey metal cladding panels, where 1

# PLANNING FLOORPLANS

28-30 Trades Lane, Dundee

## Floorplans

All floorplans including penthouse level / floor 6 available upon request or via planning portal.



# DETAILS

28-30 Trades Lane, Dundee

## EPC

A copy of the report can be supplied to genuinely interested parties.

## Services

The services have not been tested and are not warranted as part of the sale process. Interested parties will need to satisfy themselves on the provision of mains services within the building/site.

## Viewings

All viewings will be strictly by appointment through the joint selling agents. Under no circumstances should interested parties seek independent unaccompanied access.

## Offers

All offers should be submitted to [will.kingston@rettie.co.uk](mailto:will.kingston@rettie.co.uk) & [fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk) Purchasers should register their interest if they wish to be informed of a closing date.

## Price

Offers over £775,000





# CONTACT

For further information regarding the property please contact the joint agents:

## Will Kingston (Residential)

Rettie & Co. Ltd  
11 Wemyss Place, Edinburgh, EH3 6DH

office: 0131 202 6259  
mobile: 07384 810 883  
email: [will.kingston@rettie.co.uk](mailto:will.kingston@rettie.co.uk)



## Fergus McDonald (Commercial)

Westport Property  
3 Old Hawkhill, Dundee DD1 5EU

office: 01382 225517  
mobile: 07900 474 406  
Email: [fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk)



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