



SITE SECTION A-A | 1:200



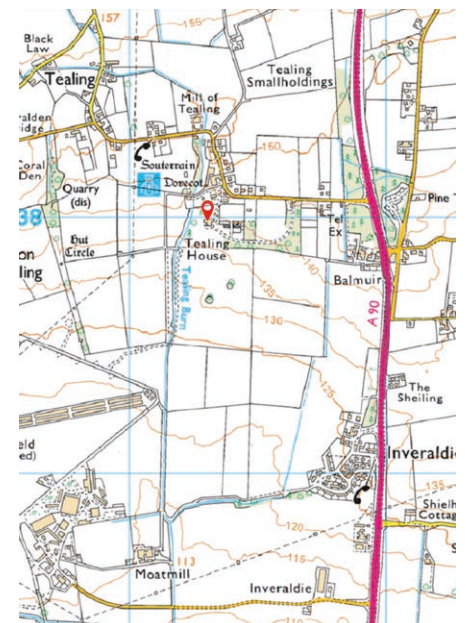
SITE SECTION B-B | 1:200



SITE SECTION C-C | 1:200

## Development Site — Walled Garden Tealing House, Tealing, Dundee, DD4 0QZ

- Vacant Development site for 6 residential units
- Conditional Planning Consent (18/00689/FULL)
- 0.65 Hectares (1.62 Acres) or thereby
- Offers Invited



## LOCATION

The subjects are situated in the popular area known as Tealing. The development site lies some 5 miles north of Dundee. Dundee is Scotland's fourth largest city with an estimated population of circa 145,000. The city is the regional centre for commerce, retailing and employment within Tayside.

Tealing provides a ribbon type development of traditional and more modern housing. The development site is accessed off a minor public road running west from the A90 trunkroad and then via a private driveway running south to the development. The subjects are situated within the grounds of Tealing House.

The approximate location is shown by the plan.

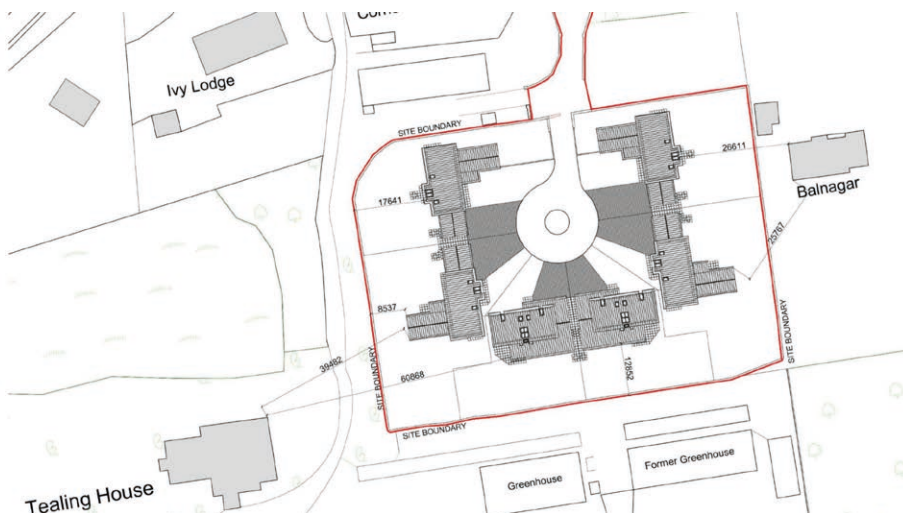
## DESCRIPTION

The subjects comprise the former Walled Garden for Tealing House. The site extends to approximately 0.656 hectares / 1.62 acres or thereby. The site is regular in shape with boundaries well defined.

The walled garden has a southernly aspect and is bounded by traditional stone wall. The site at present is currently cleared.

## PLANNING

The site has the benefit of a conditional planning consent under planning reference 18/00689/FULL



The planning consent is for the erection of 6 x dwelling houses as shown by the above plan. The end units will be 1 ½ storey in height and vary in size from 220-240 sq.m or thereby. Each dwelling house will come with private car parking.

All planning information is available from the Sole Selling Agents.

Details of the architect can be made available to all genuinely interested parties.

## GUIDE PRICE

Offers are invited for the heritable title with the benefit of the planning consent.

## VAT

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

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

To arrange a viewing please contact:



**Garth Davison**  
Associate  
garth.davison@g-s.co.uk  
01382 200 064



**Andrew Dandie**  
Partner  
andrew.dandie@g-s.co.uk  
01382 200064

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## 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: September 2020