

FOR SALE

DEVELOPMENT OPPORTUNITY



Former Nursery Site Lawside Road Dundee DD3 6XY

- Site extending to 1.4 acres or thereby
- Former children's nursery buildings removed
- Excellent location
- Land suitable for redevelopment STP

Distance to Dundee City Centre:



1.8km
20minutes



2km
11minutes



5-10minutes

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

DESCRIPTION

Offered for sale on behalf of the Trustees of the Roman Catholic Diocese of Dunkeld. The property comprises a regular shaped area of ground, bounded by Campbell Street to the north and Lawside Road to the east with existing buildings to the south and allotments to the west.

The subjects formerly utilised by Dundee City Council as a children's nursery with temporary pre-fab type buildings on site. The buildings have now been removed leaving the site suitable for redevelopment for a number of end uses subject to receiving suitable Planning Permission.

This site extends to approximately 1.4 acres.

TERMS

The subjects are available For Sale. Offers are invited either on a clean basis or subject to Planning. All interested parties should discuss their interest in the subjects with the Selling Agents.

A Closing Date may be set. We would encourage all interested parties to formally note interest when appropriate.

A pedestrian access, from Lawside Road, of approximately 2m wide will be retained along the northern boundary of the St Ann's building. A new fence will be erected by the sellers.

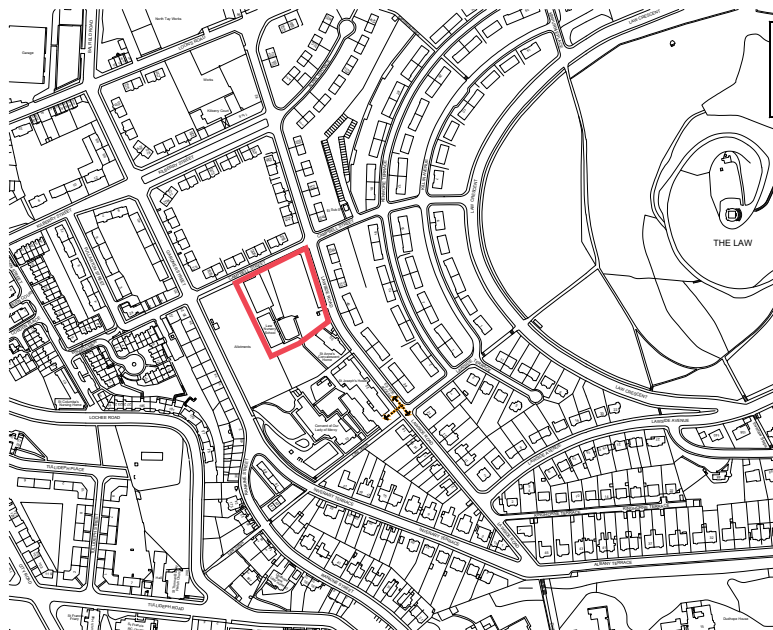
All viewings by appointment.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT

PLANNING

We would recommend that interested parties make their own enquiries on planning matters directly to Dundee City Council Planning Team, telephone 01382 431383.



To arrange a viewing please contact:



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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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2023