DEVELOPMENT

FOR SALE

Site of Former Baldovan House, Strathmartine, Dundee

- Total site area approx. 1.99 acres (0.805 hectares)
- Excellent access to Dundee City Centre
- Detailed Planning Consent for 6 large detached houses
- Offers invited





Unit 34, City Quay, Camperdown Street, Dundee, DD1 3JA 01382 873100

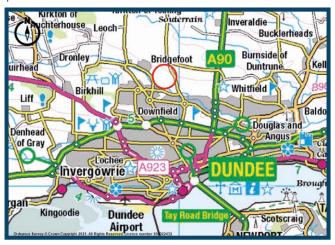
LOCATION:

The city of Dundee has a population of around 150,000 and it is situated on the north bank of the Firth of Tay approximately 25 miles east of Perth. Dundee benefits from a main line railway station sitting on the East Coast Line with a further rail link to Perth and the central Scotland area. The city also has the benefit of excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

The city has been through a period of urban regeneration in recent years with a number of redevelopment projects including the comprehensive office/retail and residential development of nearby City Quay. In addition the Dundee Waterfront Project is well advanced with the V & A museum and visitor centre now open and attracting many visitors to the city.

The subjects themselves are situated off Baldovan Road, on the northern periphery of Dundee in a somewhat rural area with easy access to Strathmartine Road and therefore to the city centre and beyond.

The exact location of the subjects can be seen on the undernoted plan:



DESCRIPTION:

The subjects comprise a relatively level parcel of land extending to circa 1.99 acres (0.805 hectares) and benefits from detailed planning permission for 6 detached large 5 bedroom houses. The site is accessed via an access track off Baldovan Road and the site is currently bounded by open fields along the western and southern boundaries and a mature tree line along the northern and eastern boundaries.

PLANNING:

All planning enquires should be put forward to the Angus Council Planning Department. Further information regarding the existing planning consent can be found on the Angus Council Planning Portal under the reference 20/00624/FULL.

GENERAL REMARKS:

The existing planning consent shows 6 large detached units with an indicative total development floor area of some 7,215 sq m. There may be the possibility to increase this through reconfiguring the development to include a mixture of semi-detached units.

Services are readily available to the site. Further information can be provided to seriously interested parties.

OFFERS:

We do not anticipate that offers will be submitted without previous discussion and, indeed, identification of a preferred bidder. Once interest has been fully ascertained, our requirements for submitting for proposals will be made clear to all parties with a registered interest.

VAT

All prices are quoted exclusive of VAT.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs in this transaction.

DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by arrangement with the agents.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:

DM Hall LLP Shed 26 Unit 34 City Quay Camperdown Street Dundee DD1 3JA

EMAIL: dundeeagency@dmhall.o.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA# Date of publication: September 2021



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