

Land At Balgarthno,
Dundee, DD2 4QN

FOR SALE





- Highly visible roadside location.
- Development opportunity.
- 27.99 Hectares (69.16 Acres).
- Located in a mixed use area

LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

More precisely, the subjects are located to the west of the city. This location boasts excellent road links to the Kingsway, the city's outer ring road, which forms part of the A90 trunkroad. Surrounding land uses include Wester Gourdie Industrial Estate, an established industrial/business location on the western boundary of the city.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial development site, with upper and lower plateau areas.

The upper plateau may suit a variety of commercial uses, subject to the appropriate planning consents.

The lower plateau which lies further west and is designated as "Open Countryside".

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Gross Area to be as follows:-

Total site – 27.99 hectares

Upper Plateau – 10.32 hectares (25.50 acres)

Lower Plateau – 17.67 hectares (43.66 acres)

TOWN PLANNING

The site has specific designation within the Dundee Local Development Plan (Adopted 2013). The land immediate to NCR has been designed for Principle Economic Development with the land further west classed as Open Countryside.

Prospective purchasers are encouraged to make their own investigations with Dundee City Council's Planning Department regarding land use proposals.

TERMS

Offers are invited for our client's heritable interest in the site.

Please note, our client will not be bound to accept the highest, nor indeed any offer submitted.

Our clients may reserve the rights to implement a clawback/overage provision, subject to the detail of any eventual/successful development scheme.

VAT

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

FURTHER INFORMATION AND VIEWING

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







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PROPERTY MISDESCRIPTIONS ACT 1991

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Scottish Enterprise