



**Land At Seabraes,
Dundee, DD1 4QB**

FOR SALE

- City centre location.
- Development opportunity.
- 4.11 Hectares (10.15 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 within the city centre. This location boasts excellent access to the city centre and has road links to the Kingsway, the city's outer ring road, which forms part of the A90 trunkroad. Surrounding land uses include District 10, Vision Building and Seabraes office developments as well as the Riverside apartment development.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial development site, with road and pedestrian access to the city centre.

AREAS

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

Total site – 4.11 hectares (10.15 acres).

TOWN PLANNING

The site has specific designation within the Dundee Local Development Plan (Adopted 2014).

Prospective purchasers are encouraged to speak 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.



Messrs Colliers International for themselves and for the vendors or lessors of this property, whose agents we are, give notice that

- i) These particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract.
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupations, and other details are given without responsibility and any intending purchasers of tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) The vendor is not obliged to accept the highest or indeed any offer.

PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity
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Garth Davison
Associate
garth.davison@g-s.co.uk
01382 200 064



Euan Roger
Graduate Surveyor
Euan.Roger@g-s.co.uk
01382 200064

