

Opportunity to Purchase Site Within
"Best Public Realm" award Winning Development

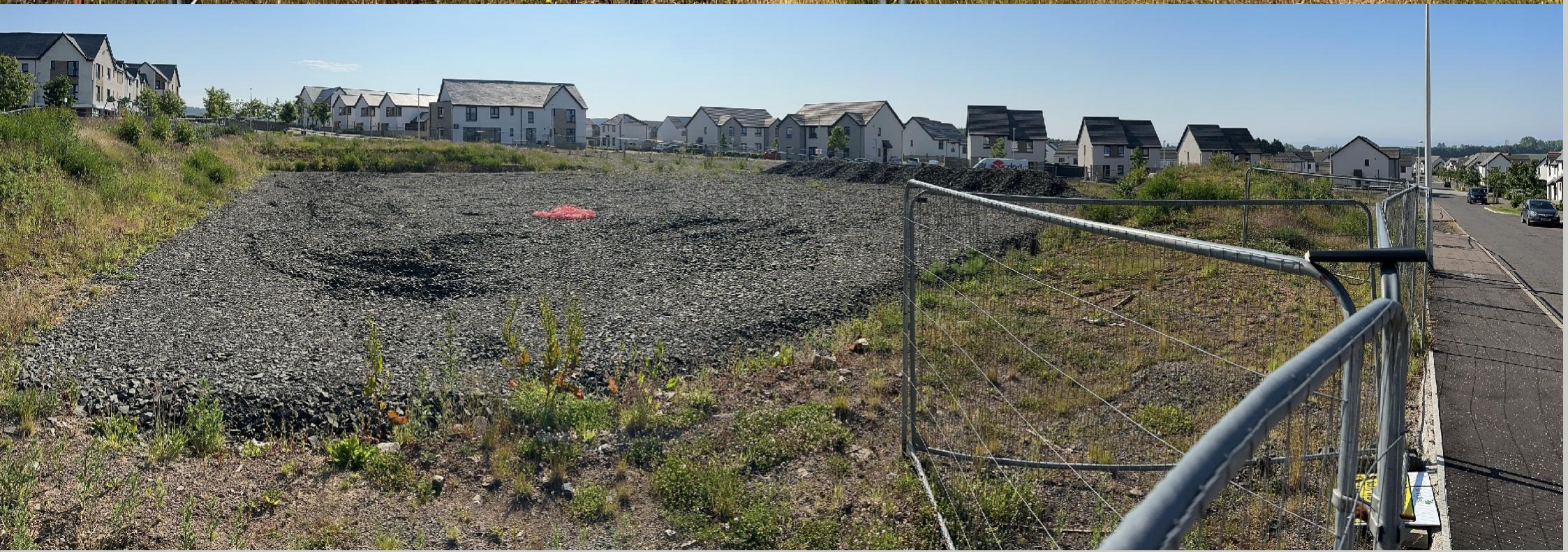


Nethergray Rd, Dykes of Gray, Liff, DD2 5GT
Development Site With Planning - Suitable for Various Uses

For Sale

0.4 Acres

SMART&CO.
surveyors & property consultants



Situation & Description

The Site forms part of a neighbourhood centre within a new settlement - "Dykes of Gray" - being constructed approximately ½ mile to the south of the village of Liff, which is in turn situated approximately 4 ½ miles north west of Dundee.

The area has good accessibility from Dundee and the A90 Aberdeen-Edinburgh road and is proving to be popular with new homebuyers.

Given it's location at the heart of the growing settlement, the Site may also be suitable for alternative uses such as office or retail – subject to planning consents.

Further details on "Dykes of Gray" are available [HERE](#).

Sale Price

Offers are invited for our clients heritable interest in the site.

Although offers which are conditional upon planning permission may be considered on their merits, it is our clients preference to receive unconditional offers.

Business Rates

The property will require to be assessed for Rates upon completion of the development. Interested parties should satisfy themselves regarding possible Rates Relief.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

Accommodation

The Site measures approximately 0.4 acres and planning permission has been granted for a building : 187 m² / 2,000 ft².

Planning / Use

Detailed planning permission (ref: 18/01057/FULL) was GRANTED in June 2019 for the erection of a childrens nursery. However, our client does not want the site to be developed for this use and so offers for other uses are preferred.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

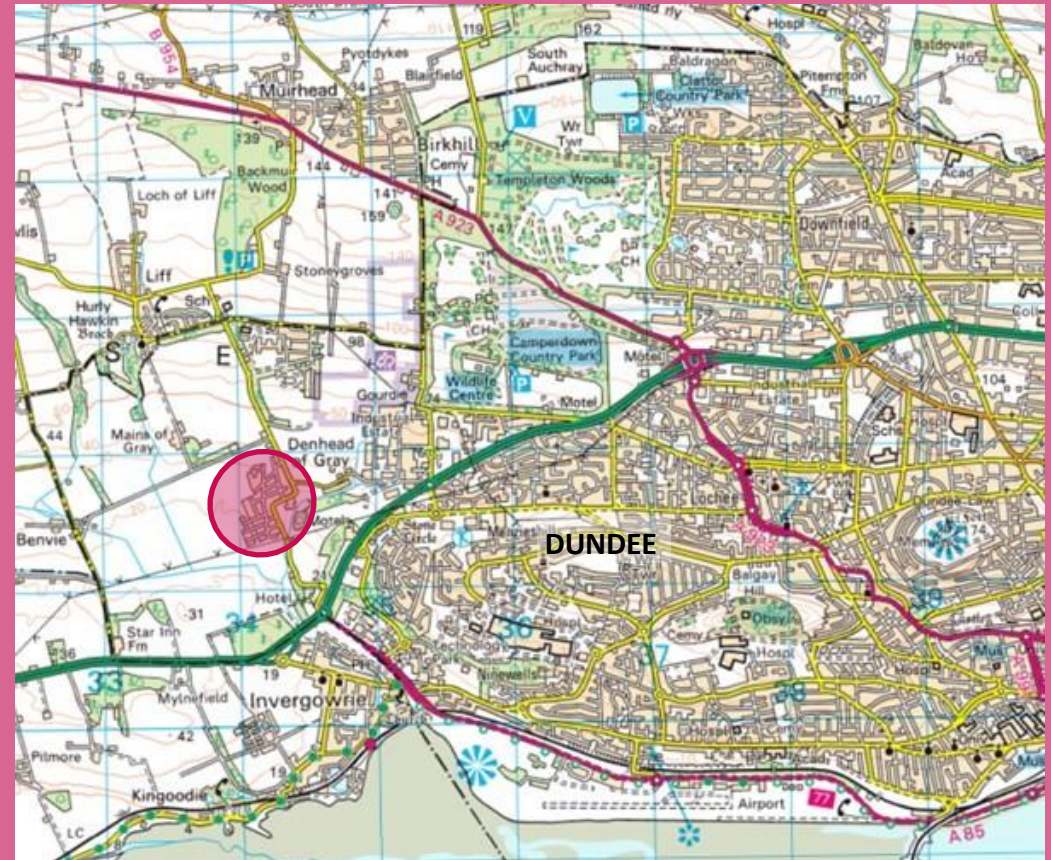
07850 517 323

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SUMMARY

Kingspan KS1000RW,
Merlin Grey

24no. Solar Panels

Opportunity : To Purchase Development Site Suitable for Various Uses.

Use : Various uses subject to planning

Price : Offers Invited

Size : Approx 0.4 Acres

EPC : N / A

Rateable Value : TBA

Door Pure Green
RAL 6037

Door Traffic
Yellow
RAL 1023

Door Deep
Orange
RAL 2011

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Sole Agents

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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