

DEVELOPMENT SITE

Panmurefield Road | Broughty Ferry | Dundee | DD5 3RA



THE SITE EXTENDS TO 0.47 HECTARES (1.16 ACRES) AND IS SPLIT INTO 3 AREAS



ON BEHALF OF

**Scottish
Water**

Trusted to serve Scotland

LOCATION

Broughty Ferry is a suburb of Dundee and is situated 6 miles north east of the city centre on the north bank of the Firth of Tay.

Broughty Ferry railway station provides a connection to the national rail network and several bus routes link the area to its neighbouring suburbs and to central Dundee.

The site lies within a predominantly residential area and 350m from the A92 Dundee – Arbroath Road.

It's adjoined to the south-west by the Dighty Water, to the north-west by residential property and to the east by an area of woodland.

DESCRIPTION

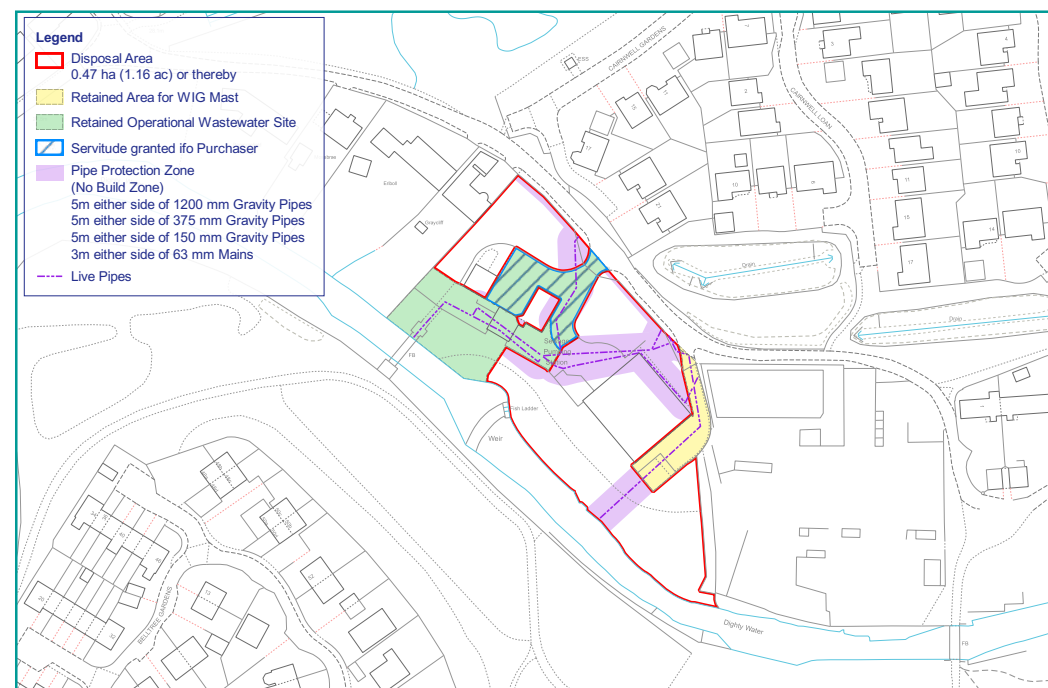
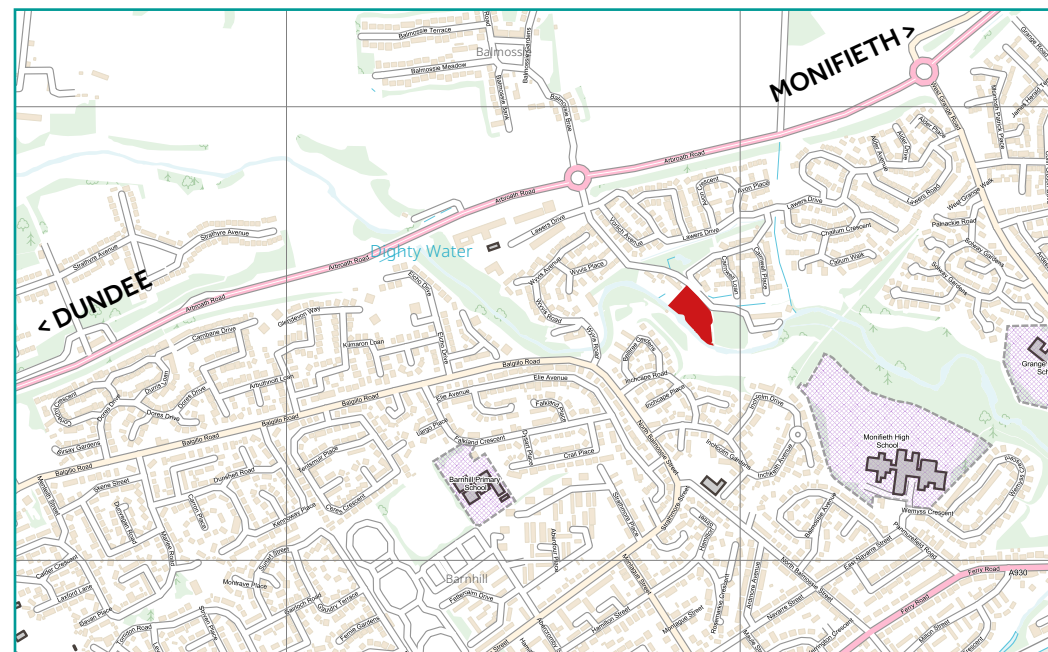
The site extends to 0.47 hectares (1.16 acres) and is split into three areas, identified in red on the plan. The areas are linked by retained land over which the purchaser will have a right of servitude. The main part of the site comprises an area enclosed by a combination of 2.5 metre high walls and fences – referred to as the “Screenings Compound”. Within this Compound are four former screening chamber buildings that were erected in the late 1980's, three of which are redundant. The remaining building remains live and forms part of the Tay Wastewater Project and this part of the site, including the building, is leased by Scottish Water.

Pipe protection zones are also indicated on the plan and further details on these can be provided.

PLANNING

Within the Dundee Local Development Plan (adopted February 2019), the majority of the site is unallocated meaning any development proposals would be subject to the relevant land use based policies of the LDP.

Parts of the site along the south and south-western boundaries are zoned under **Policy 28: Protecting and Enhancing the Dundee Green Network** and **Policy 33: Local Nature Conservation Designations**.



VIEWINGS

To arrange a viewing, please contact the sole selling agent.

TERMS

The property is available on a For Sale basis. The vendor will give preference to offers not subject to the receipt of planning consent.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for paying their own legal costs.

CONTACT AND FURTHER DETAILS

A topographical survey is available. For further information please contact:

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