



Land to South of Toft Hill, Dundee, DD2 3DH

DEVELOPMENT OPPORTUNITY

Tenure	For Sale
Available Size	0.11 Acres / 0.04 Hectares
Business Rates	N/A
EPC Rating	EPC exempt - No building present

Key Points

- OFFERS INVITED
- POPULAR RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES
- POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION FOR OFFICE BUILDING AND PARKING AREA
- MAY BE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

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Description

The subjects comprise a level, regularly shaped brownfield site with access taken directly from Tofthill.

We understand the subjects were previously the site of a mission hall which covered the vast majority of the plot.

Location

The property is located in a popular residential area which is within walking distance of the local shops and post office at Lochee High Street. Transport links are on your doorstep offering frequent bus services to Dundee's City Centre and Ninewells Hospital. The property is within walking distance of the local primary and secondary schools.

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

Site Area

The site area extends to 0.11 acres or thereby.

Planning

The site currently has planning permission for the erection of a new office and parking area. The proposed accommodation provided for 6 spacious offices along with large storage areas, breakroom and accessible toilet facilities, extending to approximately 103.5 sq m (1,114 sq ft) or thereby.

It is proposed that there will 3 parking spaces to the north of the building.

We are of the opinion that alternative uses such as residential development may be suitable subject to obtaining the appropriate planning permission. Any interest party should make their own enquiries with Dundee City Council Planning Department.

Price

Offers are invited.

Viewing

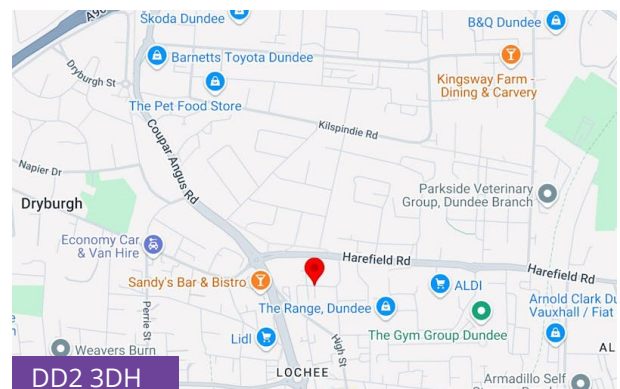
Viewing is by arrangement with the sole agent.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing purchaser being responsible for any Land and Building Transaction Tax, recording dues and VAT as applicable.

VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



Viewing & Further Information



Fergus McDonald

01382 225517 | 07900 474406

fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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