

South Ward Road, Development Site



Development



DUNDEE

DD1 1PL

**ALL
ENQUIRIES**

- Superb City Centre Location.
- Site Extending to 0.52 acres/0.21 hectares.
- Suitable for a Variety of Uses.
- Cleared Site Ready for Redevelopment.



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South Ward Road DUNDEE

LOCATION

Dundee commands a strategic position on the east coast of Scotland almost equidistant between Aberdeen to the north, Europe's oil capital, and Edinburgh to the south, Scotland's capital. As such the city is located on the east coast main railway line with a city central station due for substantial refurbishment. Dundee Airport also provides direct flights to London Stansted while the city benefits from excellent road links via the A90 trunk road.

Dundee benefits from two universities and a world renowned research facility centred at Ninewells Teaching Hospital. The city is undergoing substantial redevelopment cited on the waterfront with extensive enabling works being undertaken at the present by Dundee City Council in conjunction with Scottish Enterprise. The centre for waterfront redevelopment will be the Victoria & Albert Museum, due to open in 2017, along with extensive works to bring the waterfront into the city centre including a new road layout.

The subjects are situated on South Ward Road in the heart of the city centre in close proximity to the Overgate Shopping Centre, Dundee House, Dundee City Council's new headquarters and lies equidistant between the University of Dundee and Abertay University.

DESCRIPTION

The subjects comprise a level area of ground which has been cleared of all buildings to allow for future redevelopment. The site is as shown hatched red on the plan below with our client also owning the adjoining office block, shown hatched blue, and this building may also be available depending on the overall site proposal.

We calculate the hatched red site to extend to 0.52 acres/0.21 hectares or thereby. The subjects have direct access from South Ward Road.

DEVELOPMENT OPPORTUNITY

The subjects provide a unique central development opportunity and it is considered that the subjects would be suitable for a variety of commercial uses and perhaps residential. At the present time the site has no formal Planning Consent and we would recommend that interested parties make their own enquiries to Dundee City Council Planning Department on number 01382 434000.

TERMS

Our clients are interested in a variety of options for the site including a straight sale, developing for an end user or a joint venture.

All interest parties are encouraged to discuss their interest with the sole agents in the first instance.

VAT

Please note VAT is applicable to the sale price.

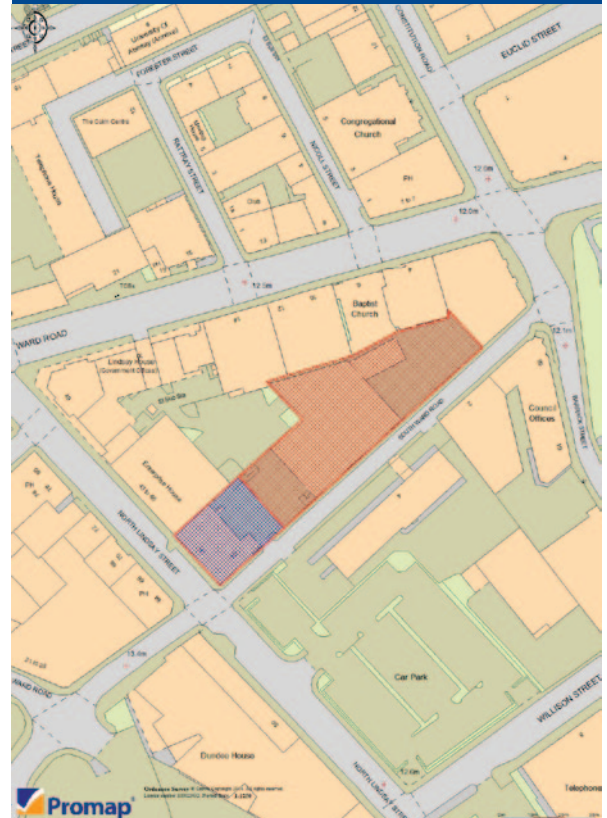
FURTHER INFORMATION AND VIEWING

For further information on viewing arrangements, please contact the sole selling agent Graham + Sibbald, 1 Greenmarket, Dundee, DD1 4QB quoting reference AWD – e-mail: adandie@g-s.co.uk telephone number: 01382 305011

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ALL ENQUIRIES Development



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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.

Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

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