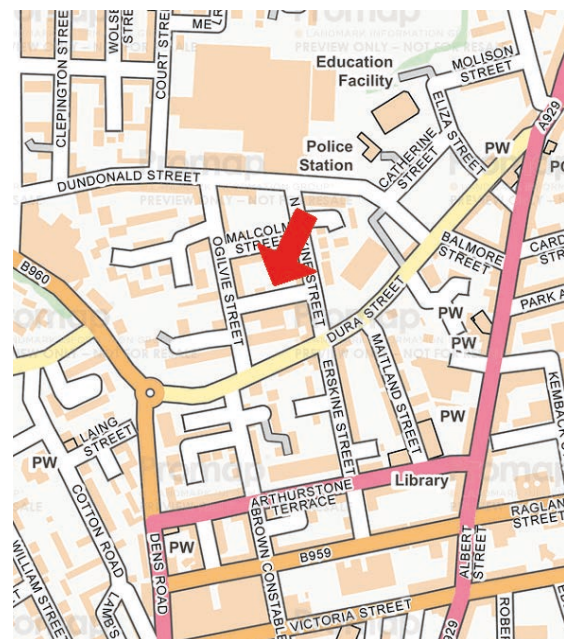


## Site, Buchanan Street, Dundee, DD4 6SD

- SITE CLOSE TO CITY CENTRE
- EXTENDS TO 0.24 ACRES (0.1 HECTARES) OR THEREBY
- PLANNING IN PRINCIPLE GRANTED
- MAY SUIT VARIETY OF DEVELOPMENT – subject to consents
- OFFERS INVITED



## 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. 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, centred around The V&A Dundee, Scotland's first design museum, which has recently opened.

More precisely the subjects are located on the north side of Buchanan Street, approximately 1 mile north of Dundee City Centre.

Surrounding properties are a mix of residential and commercial, of mixed age and type.

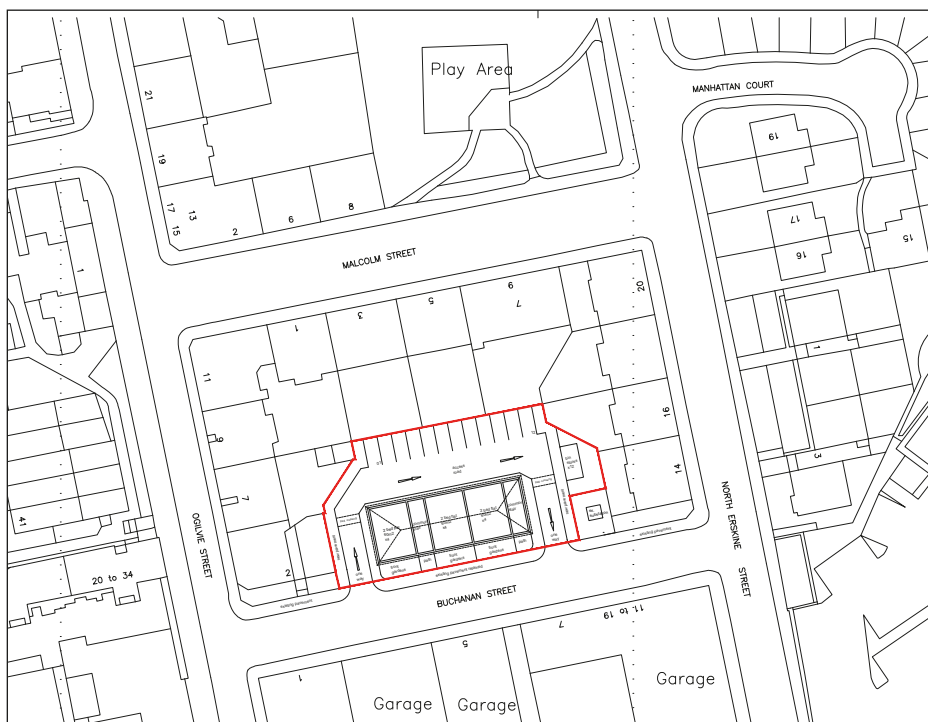
The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise of former electric sub station site, extending to 0.24 acres (0.1 hectares) or thereby.

## TOWNPLANNING

The subjects benefit from Planning In Principle for erection of 12 new 2-bedroom flats extending to 60 sq. m. with associated parking and garden and access. The subjects were granted consent under planning reference – 18/00779/PPPL



## PRICE

Offers are invited for our clients heritable interest.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser 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.

## To arrange a viewing contact:



**Grant Robertson**  
Associate  
grant.robertson@g-s.co.uk  
01382 200064



**Euan Roger**  
Graduate Surveyor  
euan.Roger@g-s.co.uk  
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## IMPORTANT NOTICE

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.
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6. Date of Publication: February 2019