



Bunker And Land, Downie Hills

| Monikie | DD5 3QN

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Offering a rare and exciting development opportunity, this 23-acre plot with planning in place for a change of use and to construct a dwelling, plus a former ROC bunker, sits privately on an elevated site offering outstanding views over the countryside all the way to the Monikie Reservoir.



Located at Downie Hills, Monikie, just north of the A92 road connecting Dundee and Arbroath, the 23-acre plot is accessed off a private track. The proposal for the site is to retain and re-use the former ROC Bunker, and to construct a dwelling house adjacent to it. There is also a change of use from agricultural land to garden ground, creating a plot of approximately 2000m². The now overgrown and disused bunker could be incorporated in various ways. Two of the proposals include to either excavate the surrounding mound to achieve ground level' and construct a house around it, using the bunker as either a garage or outbuilding. The second proposal is to construct over the bunker with shaft access to it. This approach was recently tested via an application for redevelopment of a ROC Bunker in Forfar (application ref: 19/00046/PPPL), which was approved. Given the prominent position on the hillside, it is expected that the new house will be sensitively designed to sit comfortably in its setting and compliment and not detract from the immediate and wider landscape and countryside. Both options will aim to retain the bunker structure if possible.



- 23 acres
- Planning approval for a single dwelling
- Elevated site
- Stunning views of surrounding countryside & river estuary
- Broughty Ferry, Carnoutie & Dundee close by
- Local primary school



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