

FOR SALE
RARE DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



**NETHERLEA
WEST ROAD
NEWPORT ON TAY
DD6 8HR**

- UNRIVALLED DEVELOPMENT OPPORTUNITY
- LOCATED WITHIN AFFLUENT NEWPORT ON TAY
- FULLY CONSENTED FOR 29 FLATS
- UNINTERRUPTED VIEWS ACROSS THE RIVER TAY
- OVERALL SITE OF 1.7 ACRES

LOCATION

The subjects are located in Newport on Tay an affluent primarily residential area situated directly across the River Tay from Dundee. Dundee has an estimated population of 145,000 and is in a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside located on the east coast of Scotland in easy travelling distance to Aberdeen, Edinburgh and Glasgow. The city also is situated on the main east coast rail line while the city's airport provides direct links to London City and Belfast.

Newport on Tay is a primarily commuter town with attractive local amenities and is prospered by local amenities. The town has easy access to Dundee 3 miles to the north and also to the East Neuk of Fife including the historic university and golfing town of St Andrews which is some 11 miles to the south east.

The subjects themselves are situated immediately to the south of West Road with uninterrupted views over the River Tay to Dundee to the north.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a cleared development site of 1.7 acres with full detailed Planning Consent with enabling works undertaken to implement the consent. A significant amount of preparatory work has been undertaken for the site including the following —

Planning Permission— Consent granted for 29 flats. All Planning Permissions have been purified and the entrance works have been completed which means the development has started and the Planning Consent continues in perpetuity.

Building Warrant - The Building Warrant consent has been granted.

Utility — Scottish Water approval for foul and storm water drainage has been approved including the water supply.

Full details are available from the selling agents.

TERMS

The subjects are available for sale and all interested parties are encouraged to note their interest directly with the sole selling agent.

The property is held in a SPV. Consideration will be given to a sale of the company. Further details are available.

A Closing Date may be set for a conditional offer.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

AGENT DETAILS

Viewings and further information via the Sole Selling Agents, Messrs. Graham + Sibbald;



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2022