



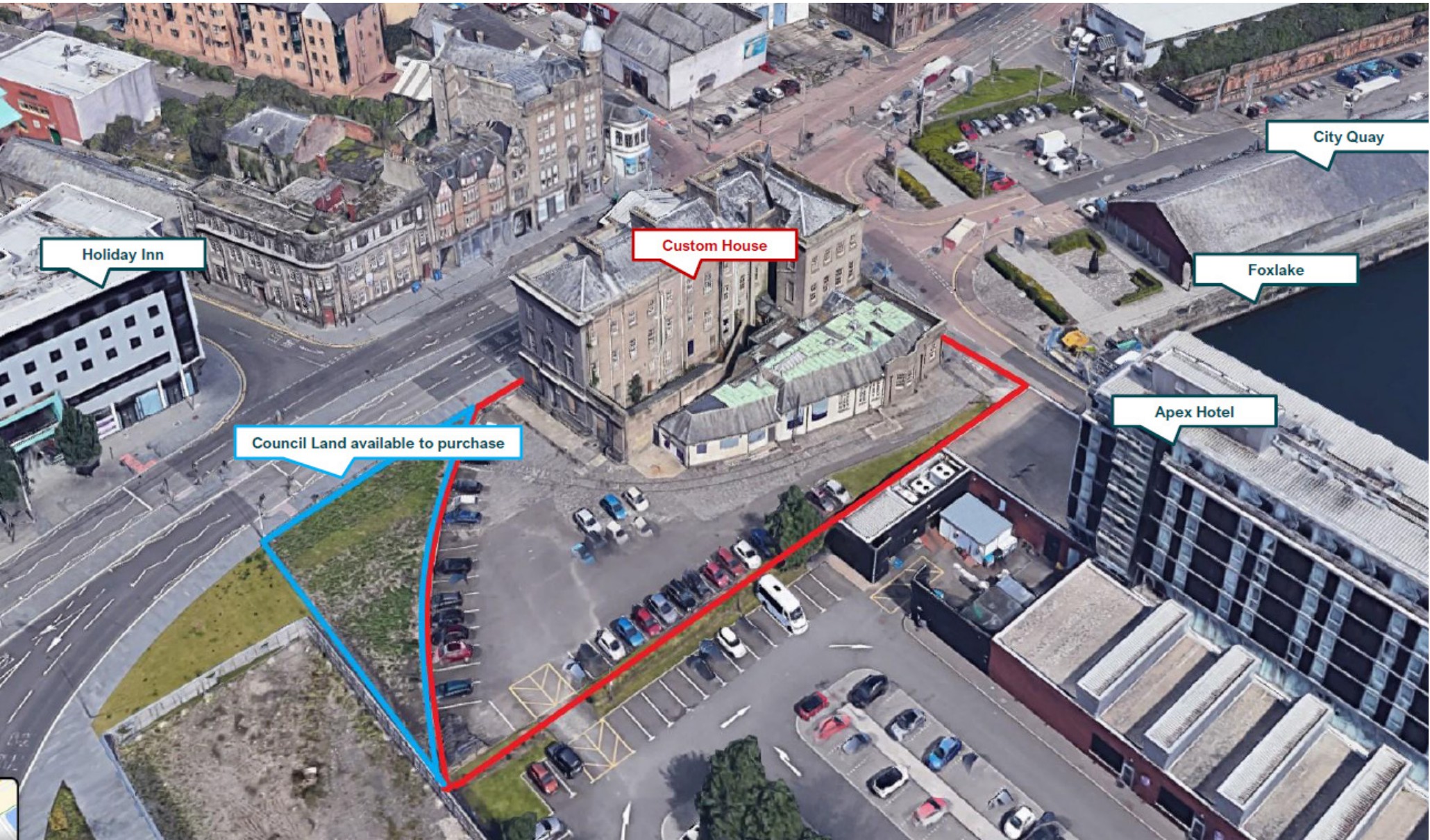
CGI Image of Completed Development

CUSTOM HOUSE

Dock Street, Dundee, DD1 3DU

Unique residential conversion / new build development opportunity at the heart of Dundee's Waterfront with planning permission for 49 high-quality private apartments





THE OPPORTUNITY

Custom House provides a rare opportunity to acquire a substantial historic property within the Waterfront area of Dundee's city centre. Located close to a wealth of amenities, the site has Planning Permission for 49 luxury apartments set in attractive landscaped grounds:

- Landmark A-Listed Georgian mansion house with attractive views across the Waterfront including the V&A Dundee
- Site extends to approx. 0.94 acres (0.38 ha) in the Dundee's city centre
- Planning Permission for 49 high-quality conversion (20) and new build (29) private apartments
- CGI Fly-through video: <https://we.tl/t-Qiym08avfP>
- Offers invited for whole
- Initial construction works commenced with details available from the Selling Agents along with comprehensive site and planning information
- Triangular corner development site owned by Dundee City Council available through separate negotiation



CGI Image of Completed Development

DESCRIPTION

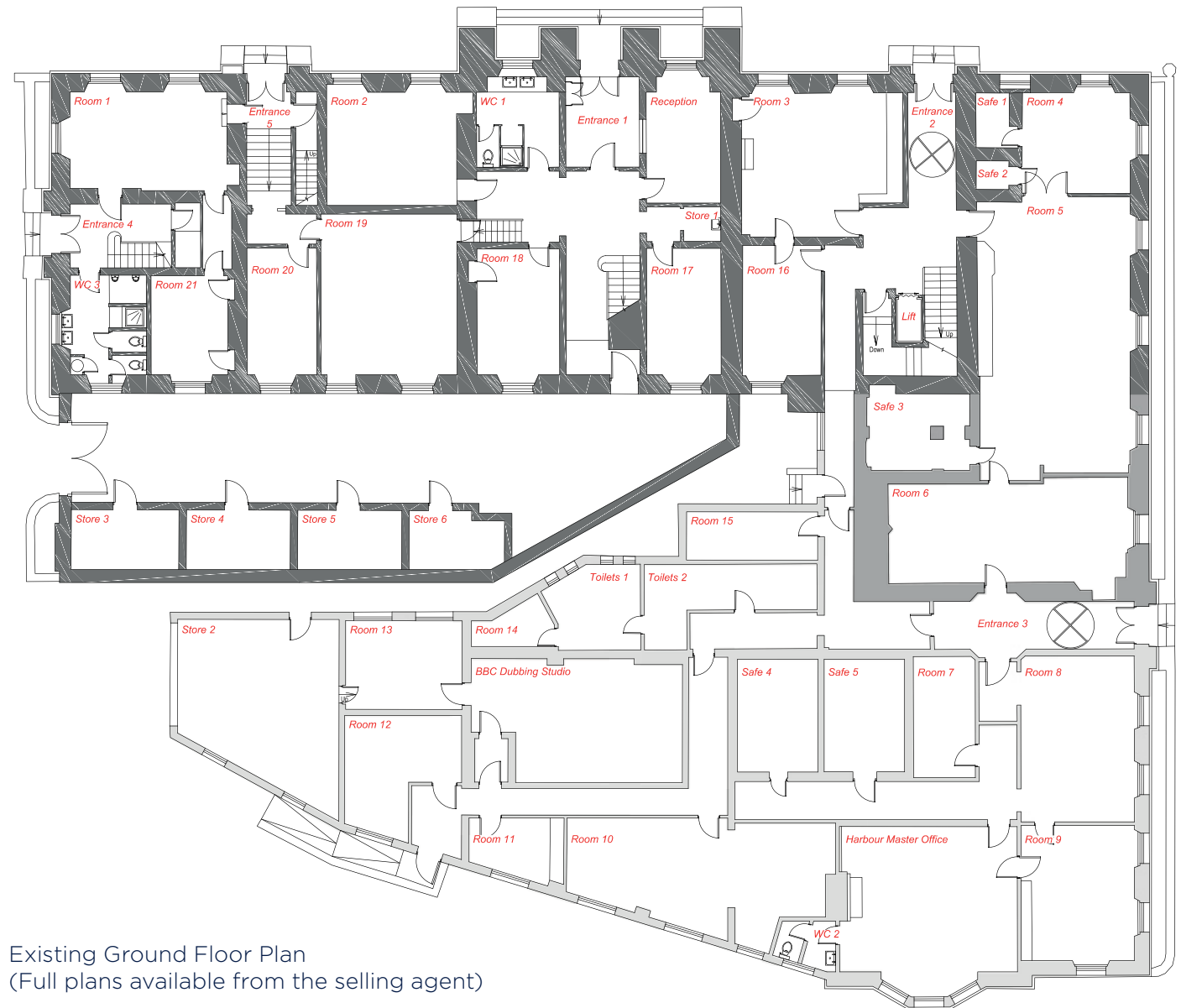
The site for sale extends to approx. 0.94 acres (0.38 ha) and comprises Custom House and an adjacent car parking area. Custom House's main accommodation comprises three storeys and was originally designed in a neo-classical style, constructed in sandstone with Greek Revival detailing between 1842 and 1843. The building was twice extended to the south. In the 1880's a three storey rectangular wing was formed from the south east corner of the original building while in the 1930's a single story extension to this wing was completed. Existing floorplans of the full property and a Heritage Statement providing a detailed context of the building are available from the selling agent.

Custom House therefore comprises three elements - Custom House, Excise Office and Harbour Chambers. Custom House (main building adjacent to Dock Street) in particular retains a wealth of historic internal features including fireplaces, oak panelling, staircases and a pilastered entrance vestibule hall.

To the north of the site is Dock Street (A991) then a mixture of offices, restaurants, bars and cafes. To the south is the Apex City Quay Hotel, offices and then the River Tay. To the north west is the Holiday Inn Express, offices, restaurants and residential accommodation, with a development site (Central Waterfront Masterplan - Site 17) to the west. To the east is Victoria Dock, which is bounded by a range of leisure and commercial uses.

Comprehensive site information is available from the selling agent.

Initial construction works have been commenced by the owner including roof improvements, new windows, pointing and stone cleaning - details are available from the Selling Agents.



Existing Ground Floor Plan
(Full plans available from the selling agent)



LOCATION

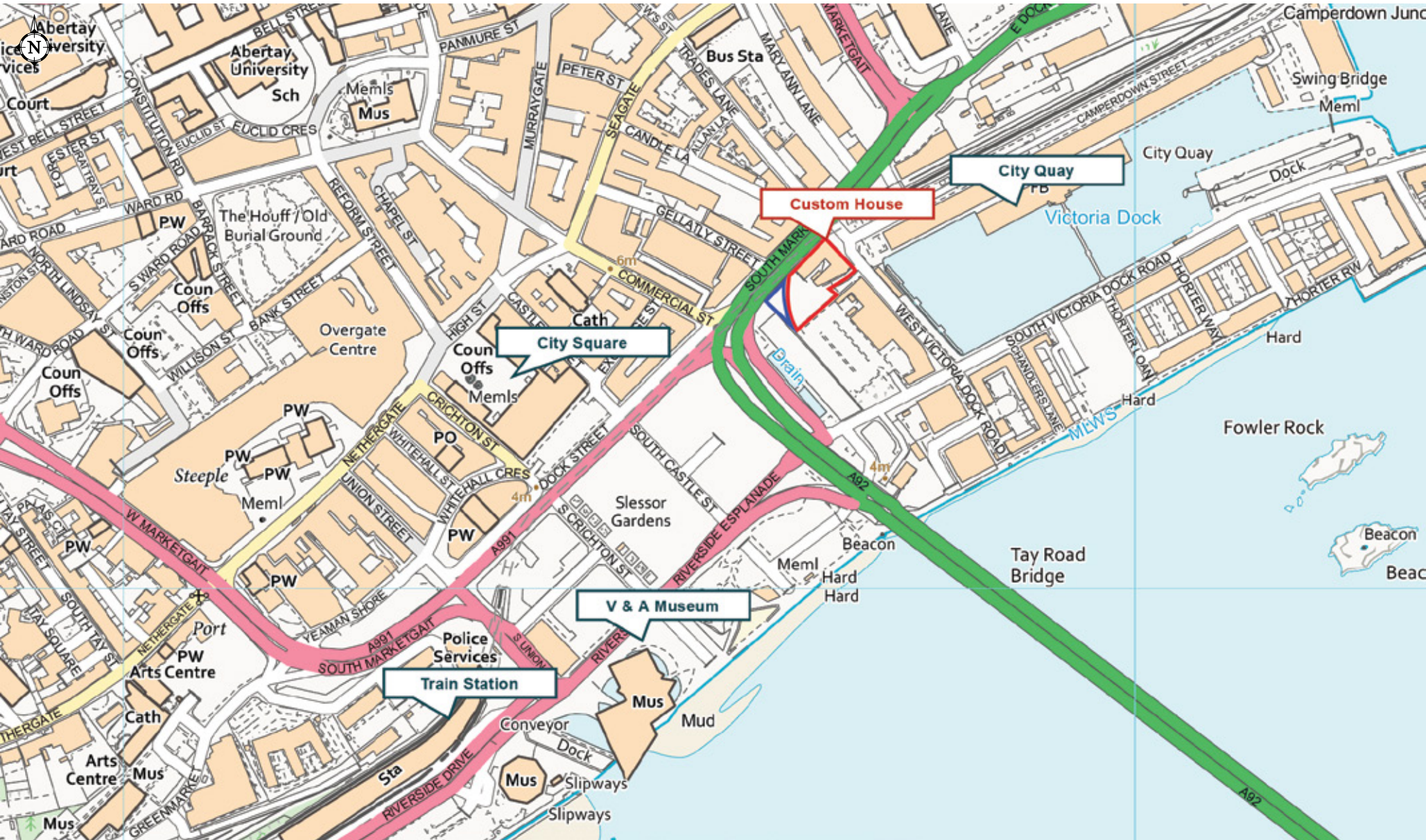
The site is located within Dundee, Scotland's fourth largest city with a population of around 150,000 residents. The settlement is conveniently located approx. 17 km north west of St Andrews, 30 km east of Perth and 60 km north of Edinburgh. Dundee is the regional administrative, commercial and retailing hub and is recognised for its contribution to the IT, design, life sciences and education sectors. The city centre is a short walk from the site and provides a wealth of services and amenities. These include Overgate Shopping Centre, Wellgate Shopping Centre, the McManus Art Gallery and Museum, Dundee Central Library, health centres and a variety of leisure, commercial and employment uses.

The A90 (Kingsway) is accessible from Dundee and allows direct a-road access west to the M90 at Perth from which direct motorway access to Edinburgh and Glasgow is possible. Dundee railway station is located only 500 metres south west of the subject site and provides regular direct links to Edinburgh (approx. 1 hr 20 min), Aberdeen (approx. 1 hr 10 min) and Perth (approx. 20 min). Dundee airport is located to the west of Dundee city centre (approx. 3km from the site) and hosts a regular London service.

The city is a popular place to live given its growing modern economy, excellent access to Scotland's other major cities and wide range of amenities. Its proximity to world class golfing facilities in St Andrews and outdoor pursuits in the Cairngorms National Park also draw residents. In 2018 The Wall Street Journal ranked Dundee at number 5 on its 'Worldwide Hot Destinations' list while it was the number one Scottish location in the Sunday Times Best Place to Live Guide 2019. The vibrancy of the city is generated by a relatively young population supported by students from The University of Dundee, Abertay University and Duncan of Jordanstone College of Art & Design - all within easy reach of the site. The University of Dundee alone has around 15,000 students with around 22% of its student body being international.

The subject site is located within the Waterfront of Dundee, a regeneration area undergoing significant change through both public and private sector investment. The fundamental drivers of the area's development are its proximity to the city centre, attractive waterside outlook, the growing local economy, availability of development land and support from local and national government. Change has been guided by the Dundee Central Waterfront Masterplan which was approved in 2001 and provides a vision for development in the area to 2031. Custom House is positioned at the heart of the Waterfront between the City Quay and the Central Waterfront development zones (www.dundee waterfront.com).

Notable investments in the Waterfront include the V&A Dundee museum and the upgraded Dundee Railway Station with office (DundeeOne / Earl Grey Building), hotel (Malmaison / Sleeperz) and leisure (Slessor Gardens / Fox Lake / City Quay) projects also completed. Residential apartment developments are currently being progressed within the Waterfront and the wider Dundee city area by developers including S1 Developments (Fernbrae) and H&H Properties (The Waterfront Apartments).



PLANNING

The site benefits from Planning Permission and Listed Building Consent:

Ref: 20/00399/FULL

Proposal: Change of use and external alterations to form 20 flats and erection of two new build blocks to form 29 flats with associated access, parking and landscaping.

Decision: Approved subject to conditions 16/10/2020

Ref: 20/00400/LBC

Proposal: Internal and external alterations to facilitate conversion to form 20 flats.

Decision: Approved subject to conditions 16/10/2020

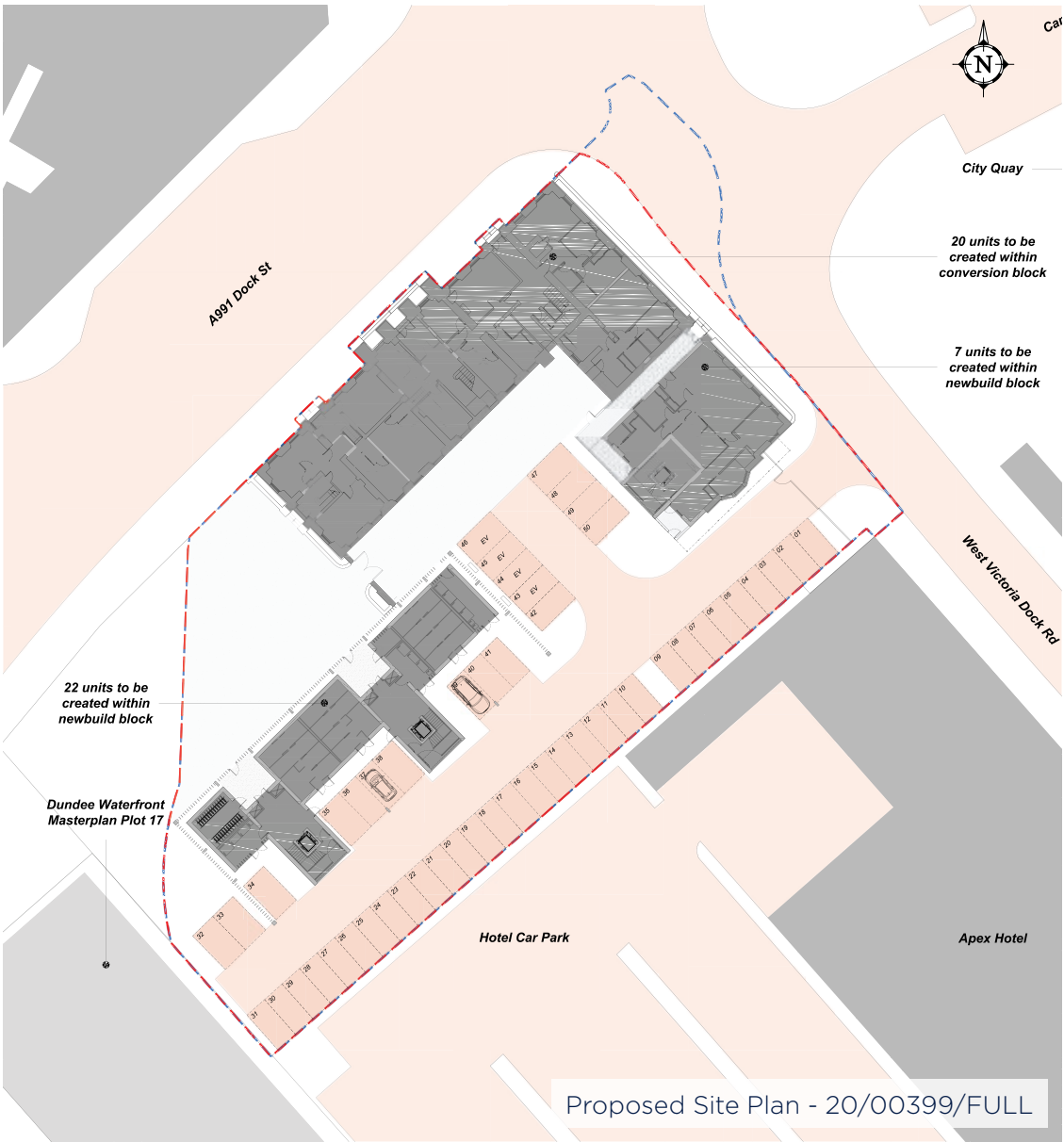
These consents permit the creation of 49 high quality private residential units within the subject site – 20 within the existing property and 29 new build. While the 1930’s single storey extension will be demolished its facade on the western elevation will be retained adjacent to the base level of the proposed larger new build block (22 units over 5 storeys). This new building, situated to the rear of Custom House, will form a rectangular terrace of flats with two luxury penthouse flats forming a roof top pavilion. The proposed smaller new build block (7 units over 5 storeys) will retain the existing single storey facade on the eastern elevation as a frontage for a new ground floor flat. The proposed accommodation schedule is provided below:

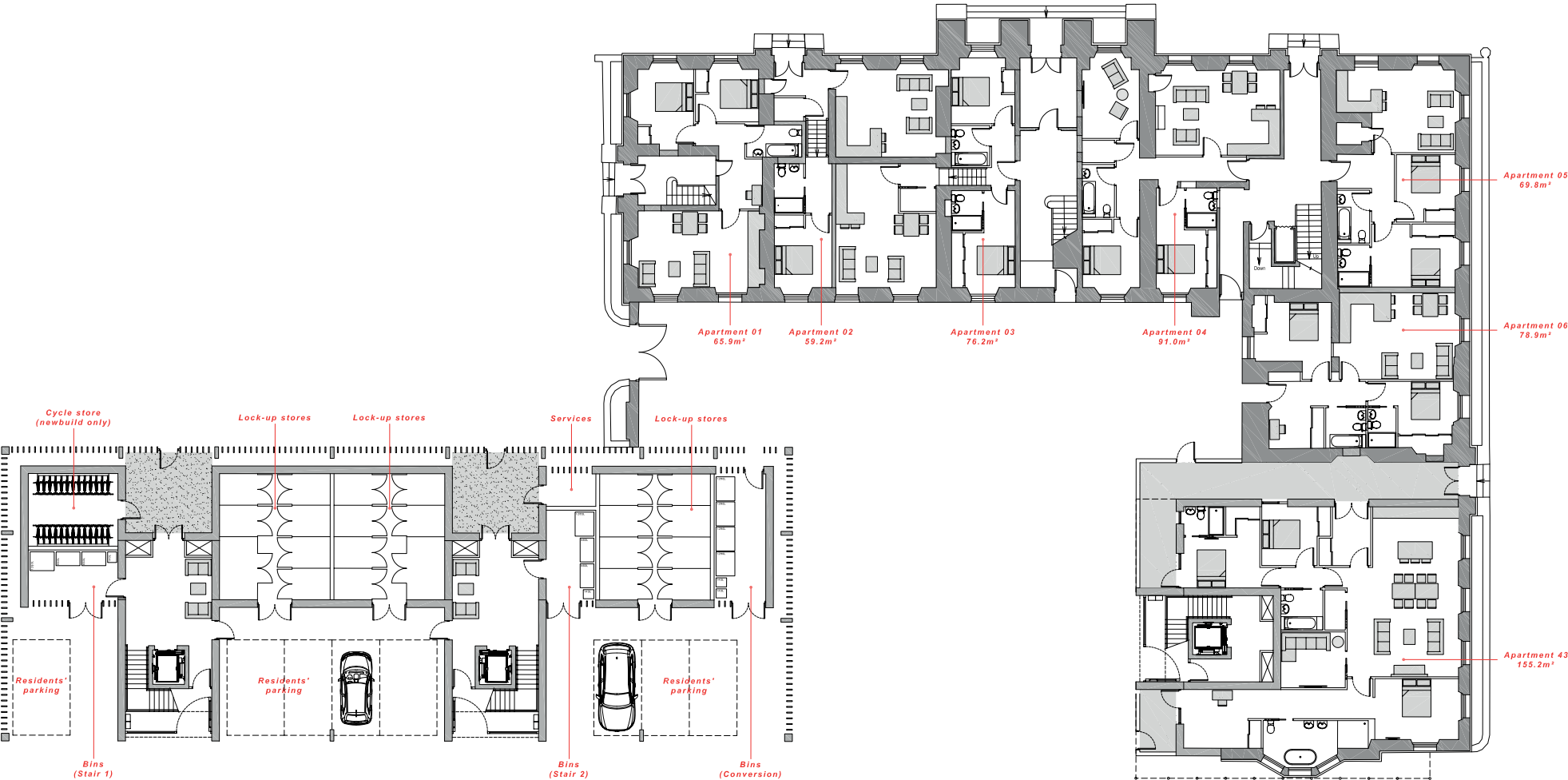
UNIT TYPE	CONVERSION	NEW BUILD BLOCK	NEW BUILD EXTENSION	TOTAL UNITS
1-Bedroom	5	0	0	5
2-Bedroom	14	22	6	42
3-Bedroom	1	0	1	2
Total Units	20	22	7	49

No affordable housing is required as part of the planning permission. Policy 2 (Public Art Contribution) states all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.

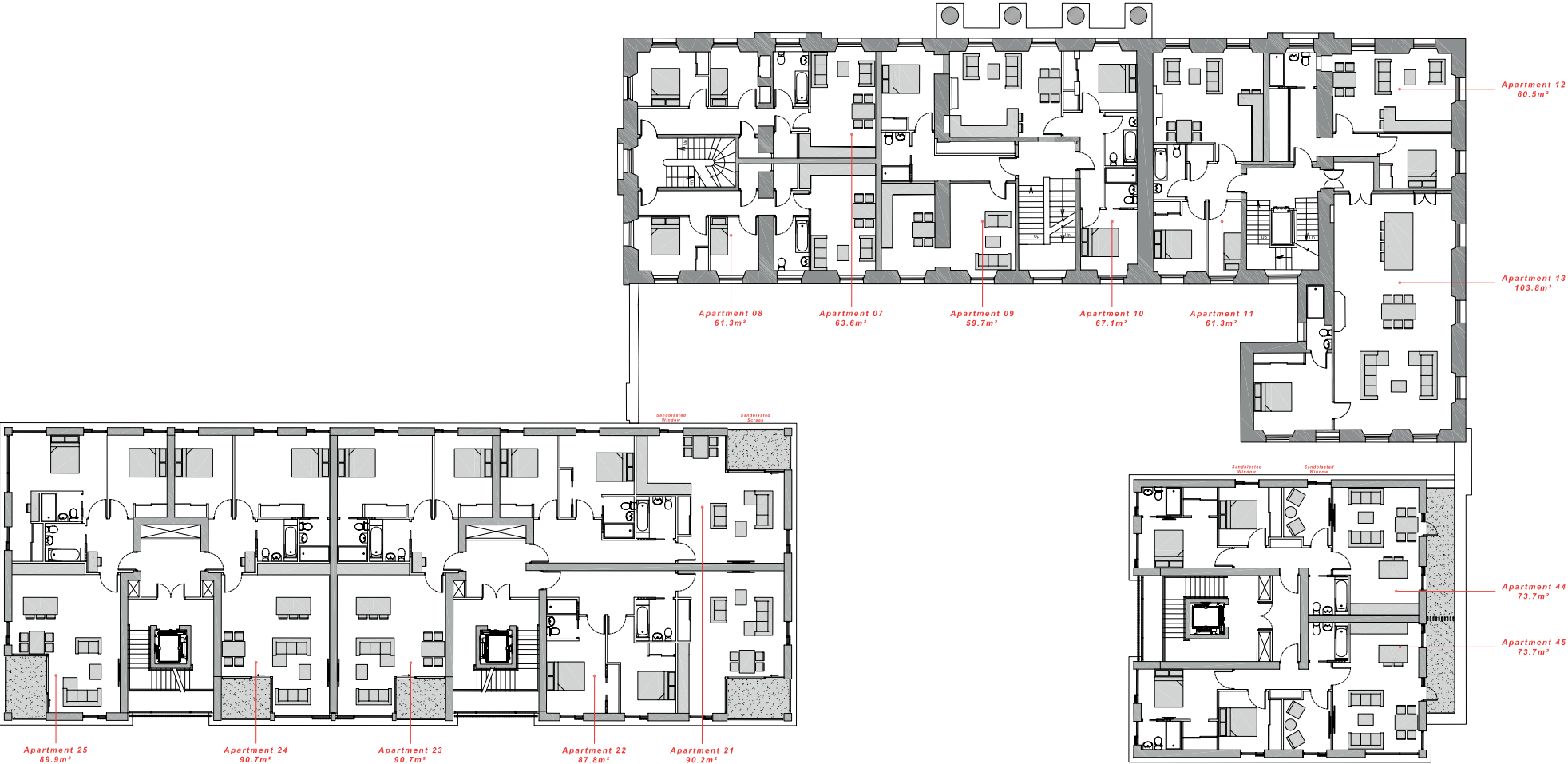
Gated vehicular access is proposed to be taken from West Victoria Dock Road with pedestrian access from both here and Dock Street. The proposed landscaping design will create an arrival space to the west of Custom House, accessed from the Dock Street pedestrian access. Landscaping features will include retained stone paving, hedges, trees, seating, feature pools, garden ground and a courtyard. A total of 49 car parking spaces will be provided to the south of the site.

Given the historical significance of Custom House there may be potential to apply for grant funding to support certain restoration works.

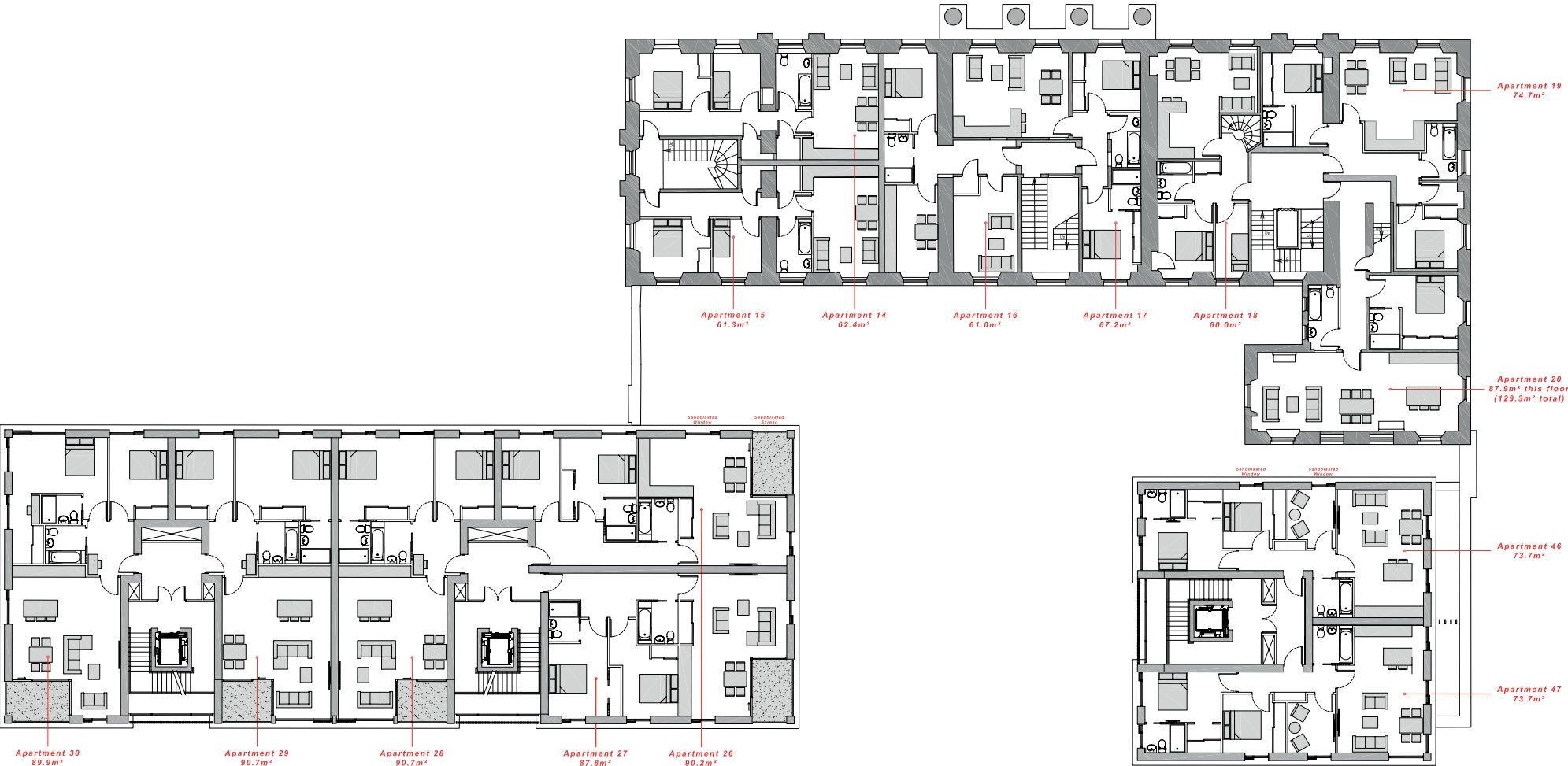




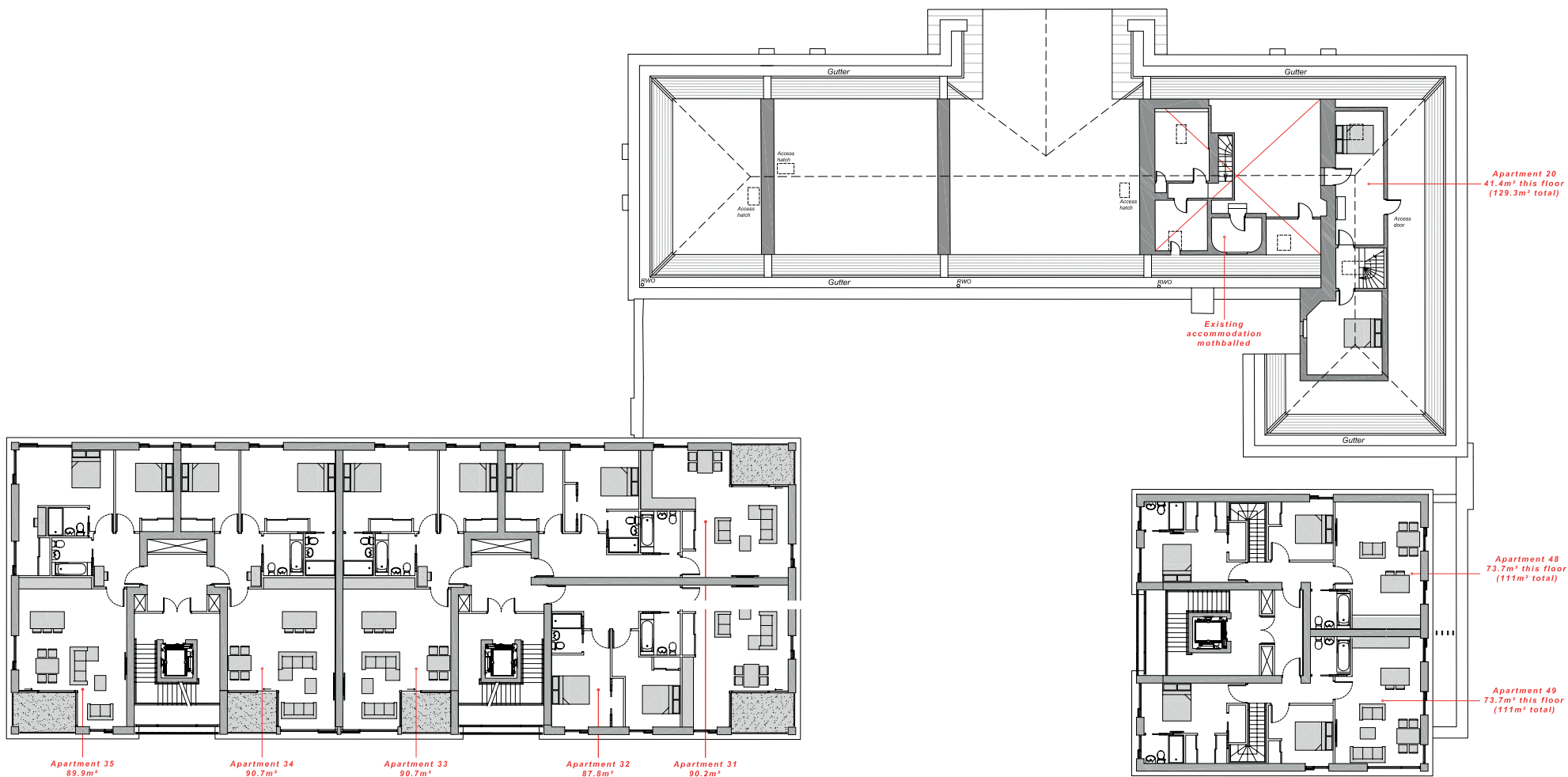
Proposed Ground Floor Plan



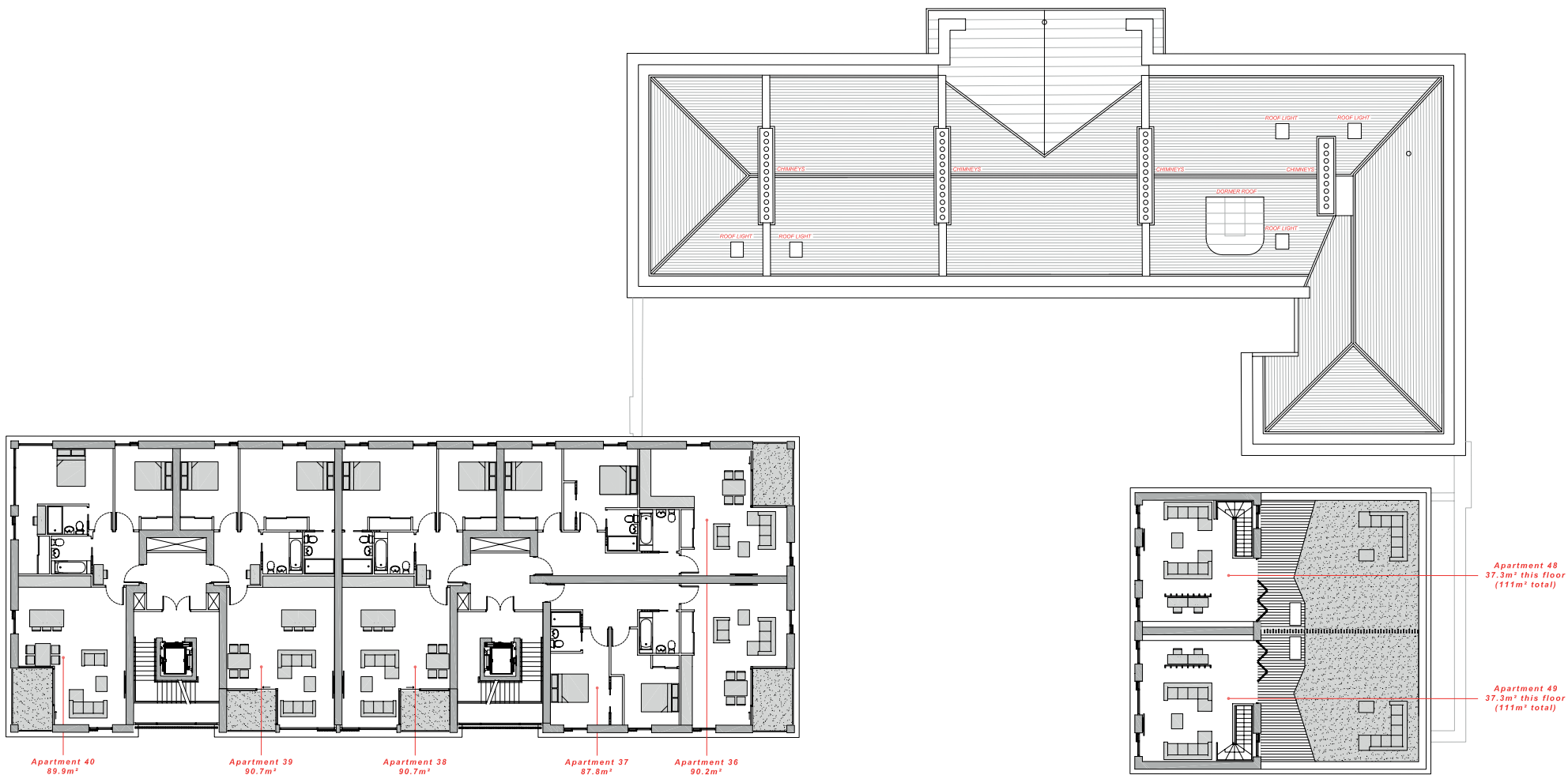
Proposed First Floor Plan



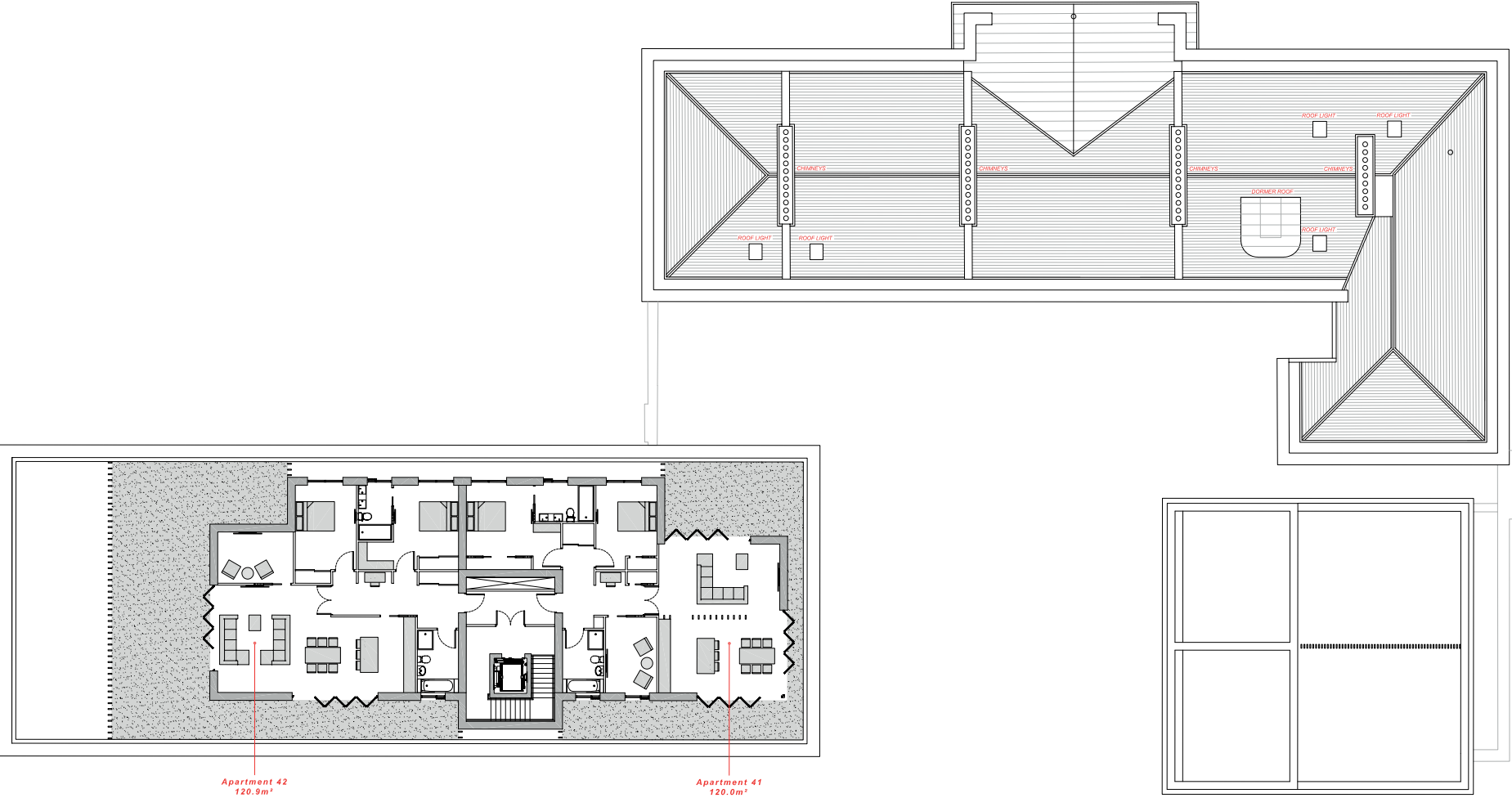
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Fifth Floor Plan





PROPOSED ACCOMMODATION SCHEDULE

PLOT	TYPE	FLOOR	BEDROOMS	SQ. FT.
1	Conversion Apartment	G	2	710
2	Conversion Apartment	G	1	637
3	Conversion Apartment	G	2	820
4	Conversion Apartment	G	3	980
5	Conversion Apartment	G	2	751
6	Conversion Apartment	G	2	849
7	Conversion Apartment	1	2	685
8	Conversion Apartment	1	2	660
9	Conversion Apartment	1	1	643
10	Conversion Apartment	1	2	722
11	Conversion Apartment	1	2	660
12	Conversion Apartment	1	1	651
13	Conversion Apartment	1	1	1,117
14	Conversion Apartment	2	2	672
15	Conversion Apartment	2	2	660
16	Conversion Apartment	2	1	657
17	Conversion Apartment	2	2	723
18	Conversion Apartment	2	2	646
19	Conversion Apartment	2	2	804
20	Conversion Duplex	2 / 3	3	1,392
21	Apartment (New Build)	1	2	969
22	Apartment (New Build)	1	2	958
23	Apartment (New Build)	1	2	970
24	Apartment (New Build)	1	2	970
25	Apartment (New Build)	1	2	970
26	Apartment (New Build)	2	2	972
27	Apartment (New Build)	2	2	958

PLOT	TYPE	FLOOR	BEDROOMS	SQ. FT.
28	Apartment (New Build)	2	2	970
29	Apartment (New Build)	2	2	970
30	Apartment (New Build)	2	2	970
31	Apartment (New Build)	3	2	972
32	Apartment (New Build)	3	2	958
33	Apartment (New Build)	3	2	970
34	Apartment (New Build)	3	2	970
35	Apartment (New Build)	3	2	970
36	Apartment (New Build)	4	2	972
37	Apartment (New Build)	4	2	958
38	Apartment (New Build)	4	2	970
39	Apartment (New Build)	4	2	970
40	Apartment (New Build)	4	2	970
41	Penthouse (New Build)	5	2	1,292
42	Penthouse (New Build)	5	2	1,303
43	Apartment (Extension)	G	3	1,671
44	Apartment (Extension)	1	3	836
45	Apartment (Extension)	1	3	880
46	Apartment (Extension)	2	3	836
47	Apartment (Extension)	2	3	880
48	Duplex (Extension)	3 / 4	2	1,274
49	Duplex (Extension)	3 / 4	2	1,319



CGI Image - Aerial View



METHOD OF SALE

Savills and Rettie are appointed by Begbies Traynor (Central) LLP, the Liquidator of Alicydon Limited.

The subjects are being sold with vacant possession either through a sale of the Heritable Interest (Freehold) or sale of the Special Purpose Vehicle (SPV) which owns the subjects.

A Process Letter outlining offering requirements is available to interested parties. Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further bidding information.

Strict timetables regarding agreed milestones be required.

The owner reserves the right to sell the property without reference to any other party.

A title plan will be prepared which will become a taxative plan for sales purposes.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

Triangular corner site owned by Dundee City Council available through separate negotiation – please contact the selling agent for details.

FURTHER INFORMATION

Viewings are accompanied and by appointment only.

A dataroom is available to interested parties which contains site investigations and planning information.

Please contact the selling agents to view the property and receive further information.

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