



**FOR SALE  
BY ONLINE  
AUCTION**

**Auction Date: 10<sup>th</sup> February 2026**

**PRIME DEVELOPMENT OPPORTUNITY**

**EXTENSIVE HISTORICAL, SURVEY AND  
ARCHITECTURAL DETAIL  
SUPPORTING ORIGINAL PLANNING  
CONSENT INCLUDED**

**SECLUDED ELEVATED SCENIC SITE**

**SOUGHT AFTER RESIDENTIAL  
LOCATION**

**EXTENDS TO 0.183 HA / 0.448 ACRES**

**Guide Price : £94,000**



**WHAT 3 WORDS**

**THE OLD MILL, BALMUIRFIELD, HARESTANE ROAD, DUNDEE, DD3 0NU**

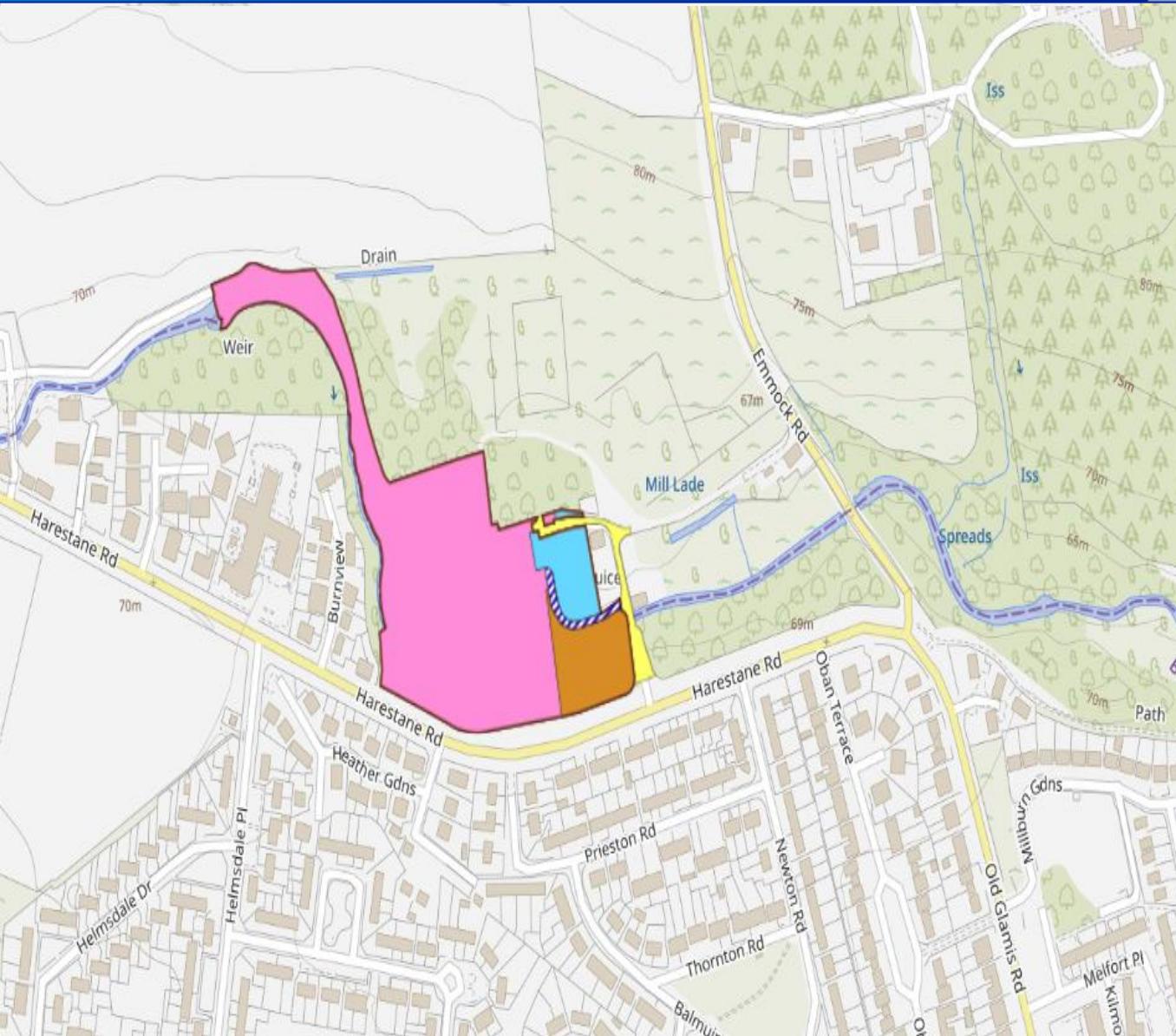
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**SHEPHERD**  
PROPERTY AUCTIONS



# Location

THE OLD MILL, BALMUIRFIELD, HARESTANE ROAD, DUNDEE, DD3 0NU



[FIND ON GOOGLE MAPS](#)

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 Kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

**The mill is highlighted in blue on the site plan opposite.**



# Description

THE OLD MILL, BALMUIRFIELD, HARESTANE ROAD, DUNDEE, DD3 0NU



The subjects comprise a Category 'B' listed early 19<sup>th</sup> century L-shaped former plash mill located on an elevated site overlooking the Dighty Burn, on the northern perimeter of Dundee.

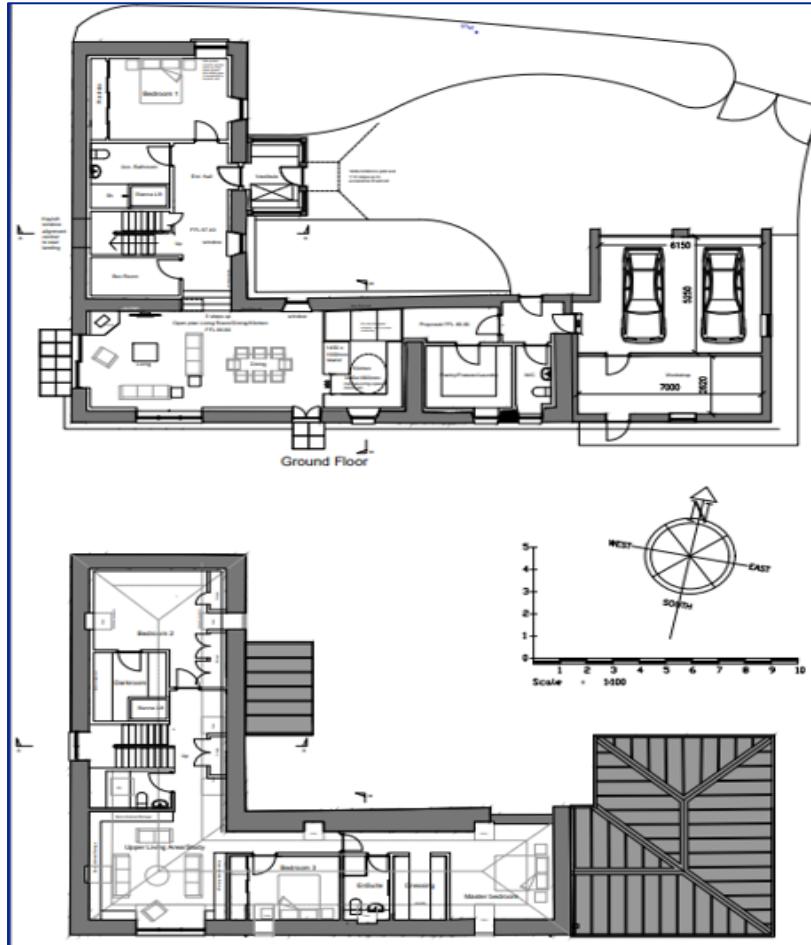
The property is of a rubble sandstone construction, with studded ashlar dressings and pink ashlar quoins. The original grey slate pitched roof, in a state of severe collapse, was removed by the current owner, reclaiming the original slate. The main walls have been preserved and capped to prevent water ingress and the interior cleared. A substantial dilapidated iron and timber wheel is located below the southern elevation of the mill with the original transmission system into the mill interior remaining in place.

Although the planning consent for conversion to a 2 - storey dwelling lapsed in late 2024, considerable details regarding surveys, plans, services and building warrant are available to the buyer. All the tree work (removal and pruning) has been completed in line with the consent. Consequently, the property is ripe for development into a modern dwelling which preserves the character and original stonework of one of the few remaining mills that helped develop the city of Dundee's prosperity in the 19<sup>th</sup> century.



# Description

THE OLD MILL, BALMUIRFIELD, HARESTANE ROAD, DUNDEE, DD3 0NU



Previous Planning consent, expired September 2024.



## Auction Date

The auction will be held on 10<sup>th</sup> February 2026 at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

## Guide Price

The property has a guide price of £94,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

Not applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



Scott Robertson

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**ANTI MONEY LAUNDERING REGULATIONS**  
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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