

FOR SALE

**VACANT DEVELOPMENT
SITE**

**GOOD CLASS ESTABLISHED
RESIDENTIAL LOCATION**

**AREA – 277 SQ M (0.068
ACRES)**

**ASKING PRICE – OFFERS
OVER £50,000**



WHAT 3 WORDS



SITE AT RERES GARDENS, BROUGHTY FERRY, DUNDEE, DD5 2XA

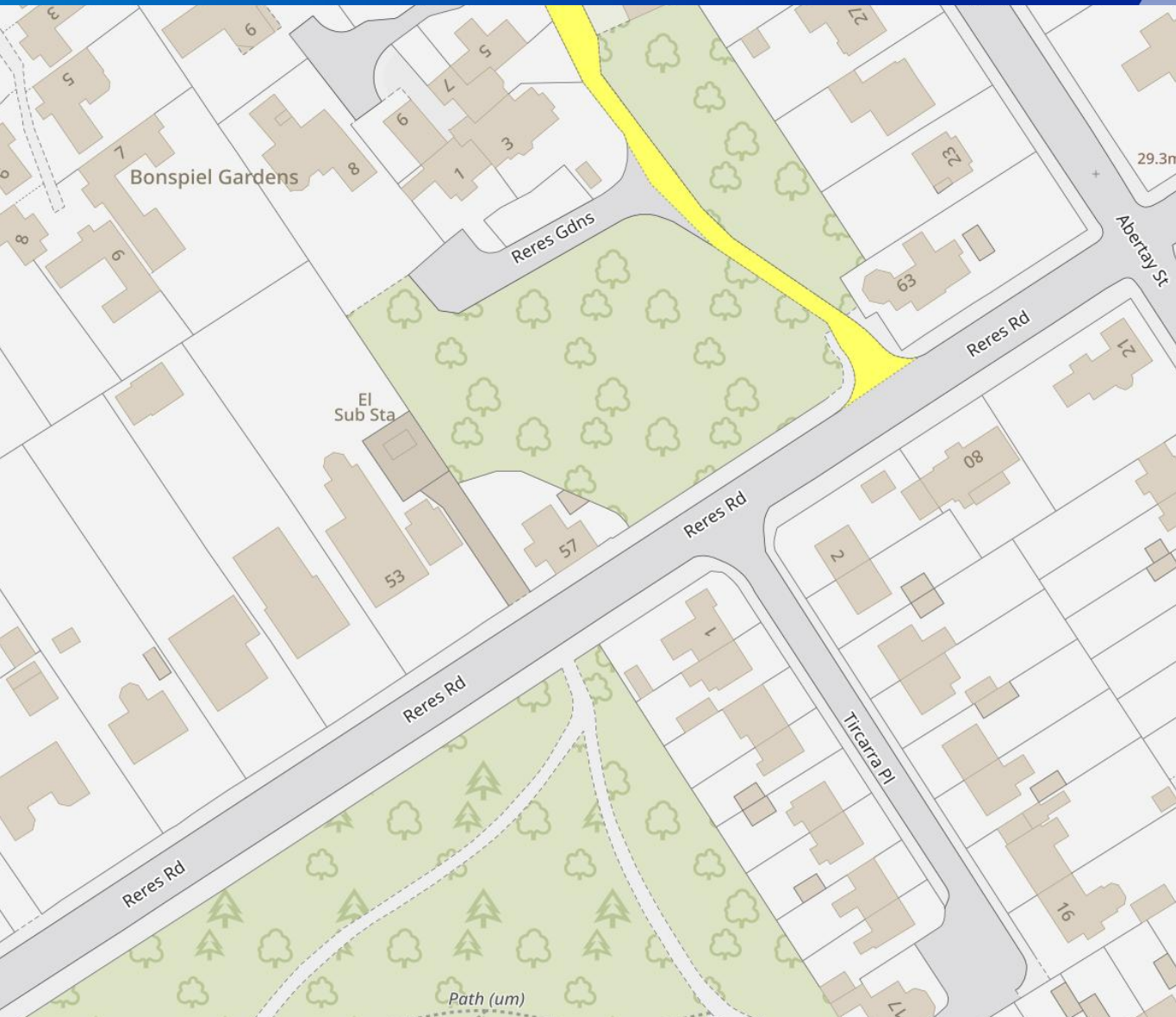
CONTACT: Scott Robertson s.robertson@shepherd.co.uk | 07880502651 | shepherd.co.uk





Location

SITE AT RERES GARDENS, BROUGHTY FERRY, DUNDEE, DD5 2XA



The site is situated in a good class established residential location to the north-east side of central Broughty Ferry where surrounding properties are of an established residential nature. Adequate public transport, shopping, social and educational facilities are available within easy reach.



FIND ON GOOGLE MAPS



Description

SITE AT RERES GARDENS, BROUGHTY FERRY, DUNDEE, DD5 2XA



The subjects comprise an area of ground to the south of the original mansion known as Reres House which has been subsequently sub-divided and new build dwellings formed within the site. The ground fronts Reres Road and is accessed off of the driveway into Reres Gardens.

The site is irregular in shape and is covered by dense vegetation and mature trees. Accordingly, no detailed inspection was possible although it is understood that the site level drops considerably within the central area.

Plans were prepared by Fitzgerald & Associates Ltd, Architectural Practice in 2017 for an individually designed villa along with a supporting planning statement and tree report. The scheme however was never submitted to the Planning Authorities.

AREA

Fitzgerald & Associates have advised that the site area extends to 277 sq metres (0.068 acres) or thereby.



SERVICES

The subjects are in a location served with mains supplies of water, gas and electricity and drainage is to the main sewer. It is reasonable to assume that all services have been checked or tested for the purpose of this report.

STATUTORY ENQUIRIES

The subjects are situated within an urban area within the Dundee Local Development Plan adopted 2019.

No current planning use / consents.

PRICE

Offers over £50,000 are invited for our client's heritable interest.

PLANNING

All interested parties are encouraged to make their own enquiries with regards any planning application for redevelopment to Dundee City Council planning department.

RATEABLE VALUE

Not applicable.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

VAT

All prices are displayed exclusive of VAT. We understand that no VAT is payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction including any LBTT and VAT thereon.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: (01382) 878005



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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