

# FOR SALE

## YARD WITH DEVELOPMENT POTENTIAL

LOCATED WITHIN MIXED  
COMMERCIAL AND  
RESIDENTIAL AREA

PLANNING PERMISSION IN  
PRINCIPLE FOR SINGLE  
RESIDENTIAL PROPERTY

970 SQ.M (0.24 ACRES)

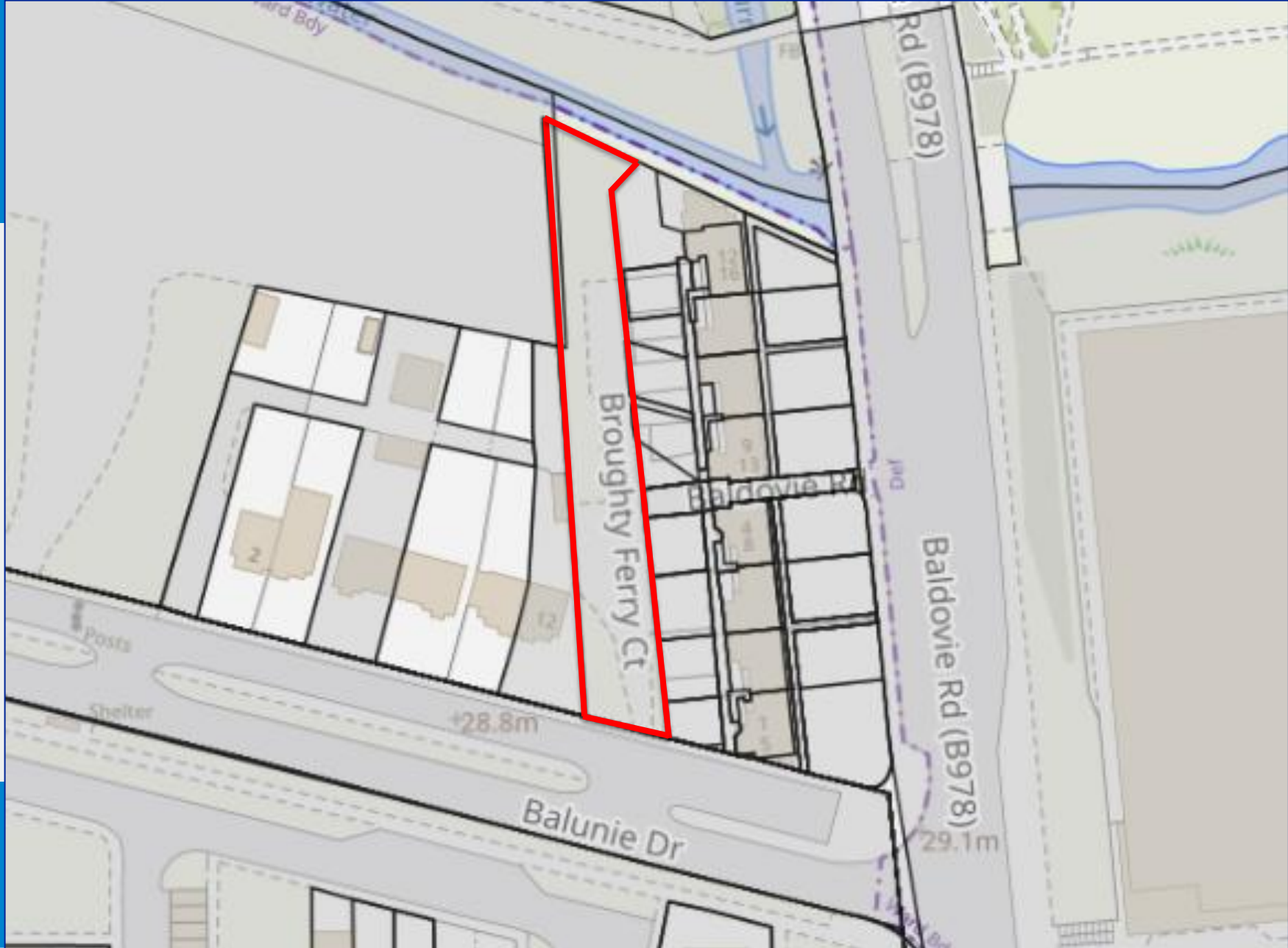
ASKING PRICE - £62,000



VIDEO TOUR



WHAT 3 WORDS



## LAND AT BROUGHTY FERRY COURT, BALDOVIE ROAD, DUNDEE

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# Location

LAND AT BROUGHTY FERRY COURT, BALDOVIE ROAD, DUNDEE



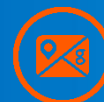
## LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, (circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The property is situated on the periphery of the Douglas Estate in an area comprising both residential and commercial developments.

The site is positioned between residential properties at Broughty Ferry Court to the east, commercial properties to the west, and a service yard to the north-east, with the Dighty Burn running along the northern boundary of the property.



FIND ON GOOGLE MAPS





## DESCRIPTION

The subject comprises a secure hard standing yard which has previously been used for car parking and storage but could be used for a variety of commercial uses.

The site is accessible via Balunie Drive and benefits from clearly defined boundaries marked by stone walls, timber fencing and beech hedging.

As well as continuation of commercial use as a yard the site offers development potential.

Planning permission in principle has been granted for the construction of a single dwelling with further information available on Dundee City Council planning portal under reference 25/00205/PPPL.

## PRICE

Our client is seeking offers of £62,000 for their heritable interest, subject to the existing planning consent.

## RATEABLE VALUE

N/A.

## ENERGY PERFORMANCE CERTIFICATE

N/A.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE OCTOBER 2025

## Get in Touch

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



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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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