

FOR SALE

DEVELOPMENT LAND

**ESTABLISHED INDUSTRIAL
LOCATION**

**CLOSE TO OUTER RING ROAD AND
WELL CONNECTED TO THE LOCAL
AND NATIONAL ROAD NETWORKS**

**0.198 HECTARES (0.49 ACRES) OR
THEREBY**

OFFERS OVER £150,000



WHAT 3 WORDS



**DEVELOPMENT LAND, BAIRD AVENUE,
DRYBURGH INDUSTRIAL ESTATE, DUNDEE, DD2 3TW**

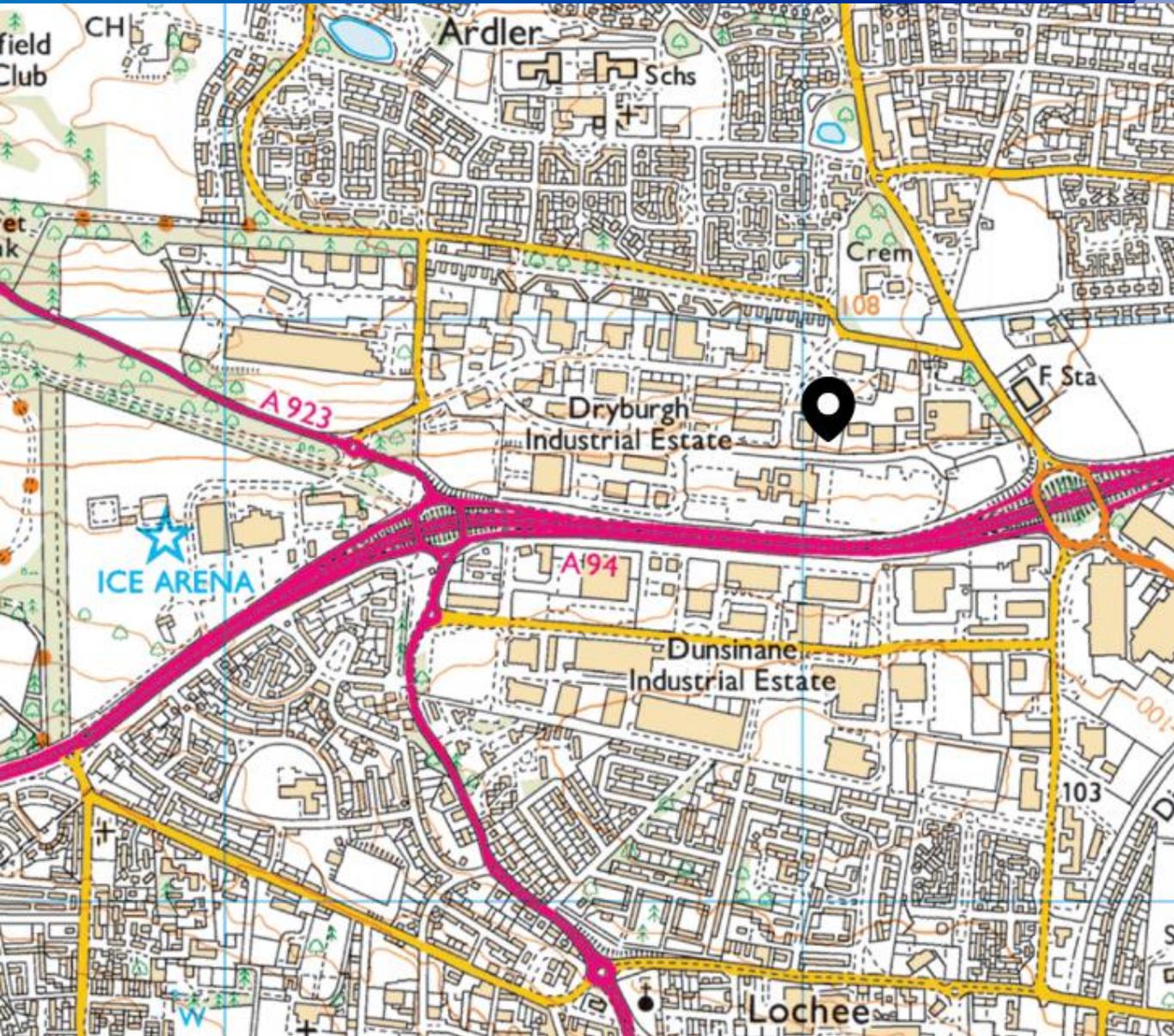
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Location

DEVELOPMENT LAND, BAIRD AVENUE,
DRYBURGH INDUSTRIAL ESTATE



LOCATION

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 and a catchment of some 500,000 persons (Source: Dundee City Council).

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 (London Heathrow) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

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 subjects are located on the north side of Baird Avenue, near the junction with Telford Road within Dryburgh Industrial Estate.

Dryburgh Industrial Estate is an established development dating from the late 1960's situated approximately 4.8 km (3 miles) northwest of Dundee City Centre and is adjacent to the Kingsway (A90), Dundee's outer ring road.

Neighbouring occupiers within the vicinity include the likes of Tesco, Royal Mail and Rexel Electrical along with a number of other national and local occupiers within the estate.



FIND ON GOOGLE MAPS



Description

DEVELOPMENT LAND, BAIRD AVENUE,
DRYBURGH INDUSTRIAL ESTATE



**0.198 HECTARES
(0.49 ACRES) OR
THEREBY**

DESCRIPTION

The subjects comprise a vacant development site which currently forms part of a larger warehouse and office development adjacent and located within an established commercial estate.

The site currently comprises unmade ground and is generally slopes down from north to south. At present there are a number of overgrown bushes/trees upon the site and adjacent to the perimeter.

The site boundary otherwise comprises steel palisade fencing throughout.

At present there is no direct access from Baird Avenue..

The site would lend itself for redevelopment for a number of commercial uses including secure storage yard or other commercial development subject to securing standard local authority planning consent.

At present there is no formal planning in place and interested parties are encouraged to make their own enquiries to the local authority with regards their proposed use prior to submitting any offer.



PRICE

Our client is inviting offers in excess of £150,000 (exc VAT) for their heritable interest.

PLANNING

Interested parties are encouraged to make their own enquiries to Dundee City Council planning department with regards their proposed use.

Offers subject to securing outline planning consent will be considered.

RATEABLE VALUE

The subjects will require to be reassessed for local authority rates purposes.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

N/A

VAT

All prices are quoted exclusive of VAT which may be applicable. Please call for details.



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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