



# St. Margaret's Home

Ref: 5274721

Victoria Road, Dundee, DD1 2NB

Freehold: Offers Invited

Registered for 34

Potential for change of use STPP

0.45 acres in the heart of Dundee

Incredible views of Dundee

Vacant possession from end of March

Energy Rating C



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## Description

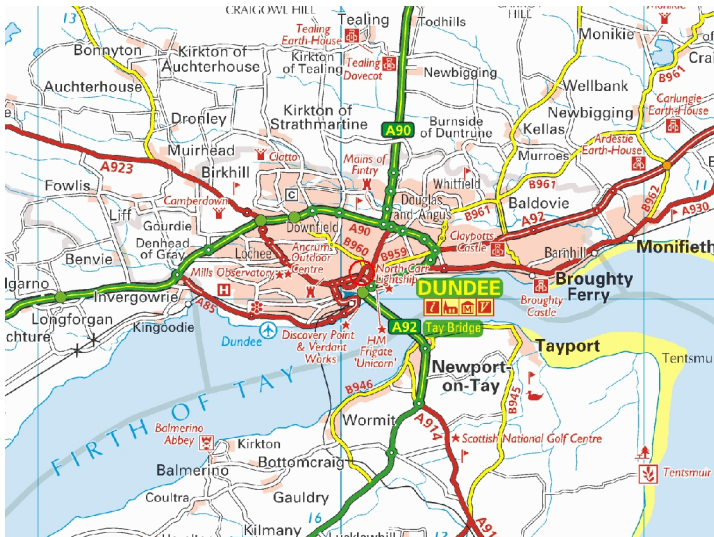
St. Margaret's home is a purpose-built care facility from the 1970's, where the Scottish Episcopal Church has been providing residential care for people from Dundee and nearby. The home comprises 34 single rooms, which have undergone a degree of continuous modernisation over the years.

Currently, there are two bedrooms with ensuite wet rooms, six ensuite WC, and the remaining rooms with washbasins. Throughout the home, numerous WC and accessible bath/ showrooms are strategically placed to compensate for the lack of ensuite provisions.

The home offers ample living space, featuring a large dining room that connects to a modern extension with floor-to-ceiling windows providing extensive views of Dundee. Additionally, a quiet lounge on the first floor showcases this view.

Outdoor space is limited, with parking available for up to 10 vehicles and a small garden area that could be enhanced with landscaping. The lack of exterior space is compensated by the large balcony on the first floor, serving as both a garden and sun trap to for the residents.

Beneath the homes lies a complex of rooms currently utilised for archiving and general storage. Vacant possession will be possible by the end of March 2024.



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## Location

St Margaret's Home is located in the heart of Dundee, situated on Victoria Road, within walking distance of Dundee City Centre.

Dundee is a city situated just north of the River Tay, with easy transport links to Edinburgh, Glasgow, and Aberdeen. The city has a population of 146,431, including a student population of approximately 26,000.

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## Regulatory

Number(s) and Age(s) of person(s) to whom service may be provided:

1. To provide a care service to a maximum of 34 older people, which may include respite/ short break places.

As of October 2023, the home was awarded '3' (Average) across the board.

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## The Opportunity

St. Margaret's offers opportunities for further modernising the home, reconfiguring the rooms to meet current standards, and transforming it into a vibrant care facility once again. Additionally, there is an opportunity, subject to planning permission (STPP), for alternative use.

Given the relatively generous plot size in the heart of Dundee and the growing demand for more student accommodation and flats in the area, the property could be repurposed as a development project.







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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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