

**FOR SALE**  
ALL ENQUIRIES

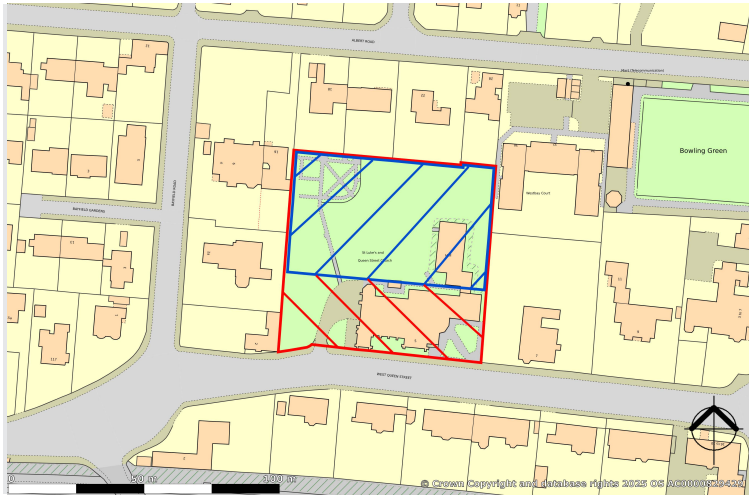
**GRAHAM  
SIBBALD**



**St Luke's and Queen Street Church**  
**West Queen Street, Broughty Ferry**  
**Dundee, DD5 1AU**

- Located in Prominent Position
- Extends to 845.20 sq.m. / 9,098 sq.ft.
- Total Site extends to 1.4 acres
- May Suit a Variety of Uses – subject to consents
- Category 'A' Listed





## LOCATION

Broughty Ferry is an affluent suburb of Dundee, located approximately 5 miles east of the city of Dundee. Broughty Ferry has a resident population in the region of 13,000 and is a popular commuter location, benefitting from a vibrant commercial centre at its heart.

The subjects are situated on the north side of Queen Street on a prominent site and situated between the junctions of Bayfield Road and Claypotts Road.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a Category 'A' listed Church building of red sandstone constructed under a pitched and slated roof.

To the rear, the subjects comprise a church hall and associated accommodation which is largely of timber frame construction held under a flat roof.

The subjects sit within an extensive site that extends to 1.4 acres. To the rear of the building there is a substantial garden area that is approximately 0.8 acres or thereby.

The subjects may be suitable for a variety of uses subject to gaining all the necessary planning consents. Interested parties should contact Dundee City Council Planning department in this respect.

## ACCOMMODATION

Gross Floor Area as follows:

Description	Size (SQ.M)	Size (SQ.FT)
Total	845.20	9,098

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £14,300.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

## EPC

Available on request.

## PRICE

The subjects are available For Sale as a whole with the potential of a sale in two separate Lots as shown on attached plan. Further information is available from the Sole Selling Agents.

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: May 2025