



FOR SALE - DEVELOPMENT

On the instructions of The Trustees of the Roman Catholic Diocese of Dunkeld

WELLBURN HOME, LIFF ROAD, DUNDEE, DD2 2QT



- Residential Development Opportunity (subject to planning)
- Approximately 3.16 Hectares (7.70 Acres)
- Attractive setting in fully enclosed and mature grounds
- Previous planning consent for New Build 60 Bed Care Home on part
- Offers invited

LOCATION:

Dundee, with a population approaching 150,000, lies on the north bank of the Firth of Tay approximately 25 miles east from Perth. The city benefits from a mainline railway station sitting on the East Coast Line with a further rail link to Perth and the Central Scotland area. Dundee also has the benefit of excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

Dundee remains the main administrative and commercial centre for the Tayside area which has been through a period of urban regeneration in recent years. A number of redevelopment projects have been completed and there are various current development and re-development schemes on-going within City Quay.

The Dundee Waterfront Project is also well underway with major infrastructure improvements now complete. The long awaited V & A Museum and Visitor Centre opened to the public in September with visitor numbers currently exceeding initial expectations. In addition there has been major redevelopment of Dundee Railway Station including the provision of further hotel accommodation to serve the city. Overall this significant investment in the city will undoubtedly increase economic activity and continue the reinvigoration of Dundee.

The site lies off the south side of Liff Road, opposite Thomson Park to the north-west of the city centre but close to The Kingsway. The usual local amenities are nearby with easy vehicle access to The Kingsway and good public transport links to the City Centre.

The location of the subjects is shown on the above plan.

DESCRIPTION:

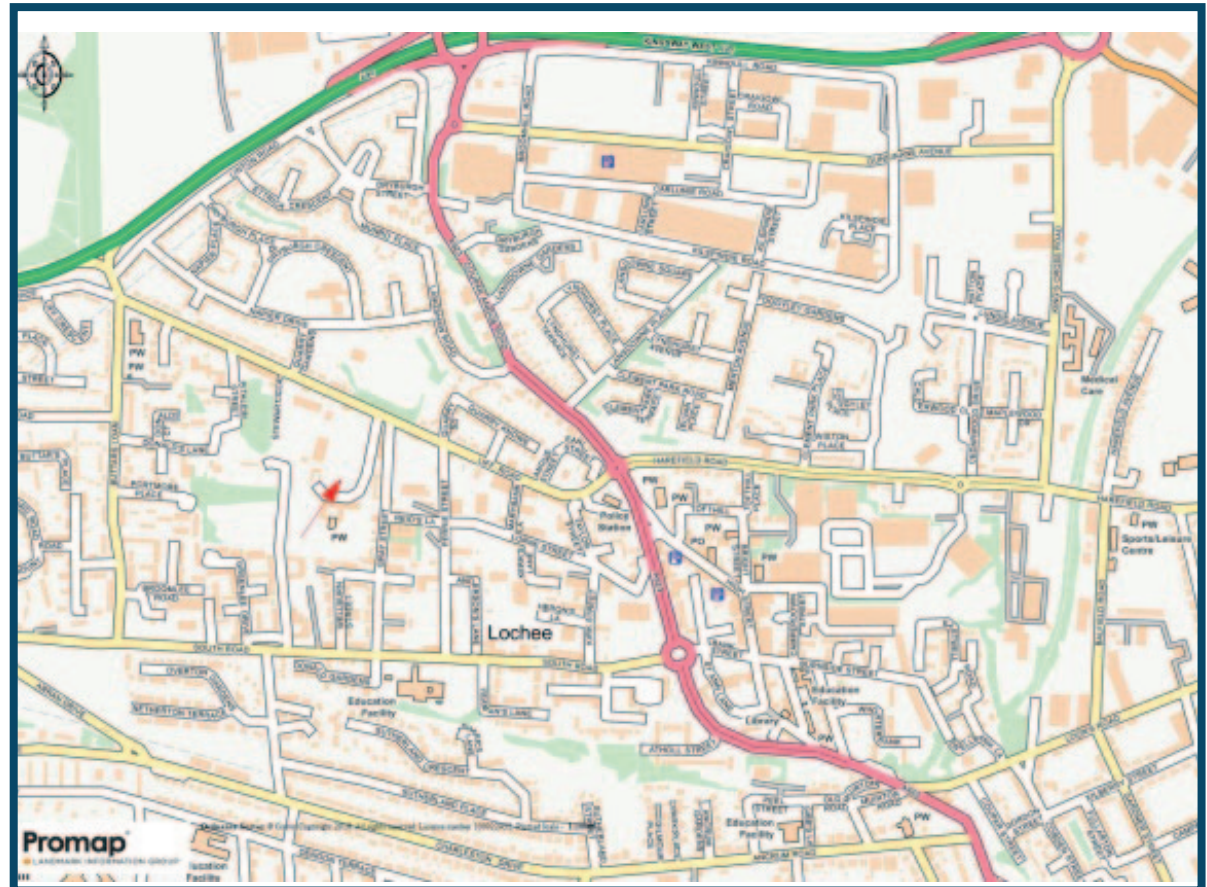
The subjects comprise an irregularly shaped site, with an existing and extensive frontage to Liff Road. The site slopes gently down from north to south and extends to around 7.70 acres (3.16 hectares).

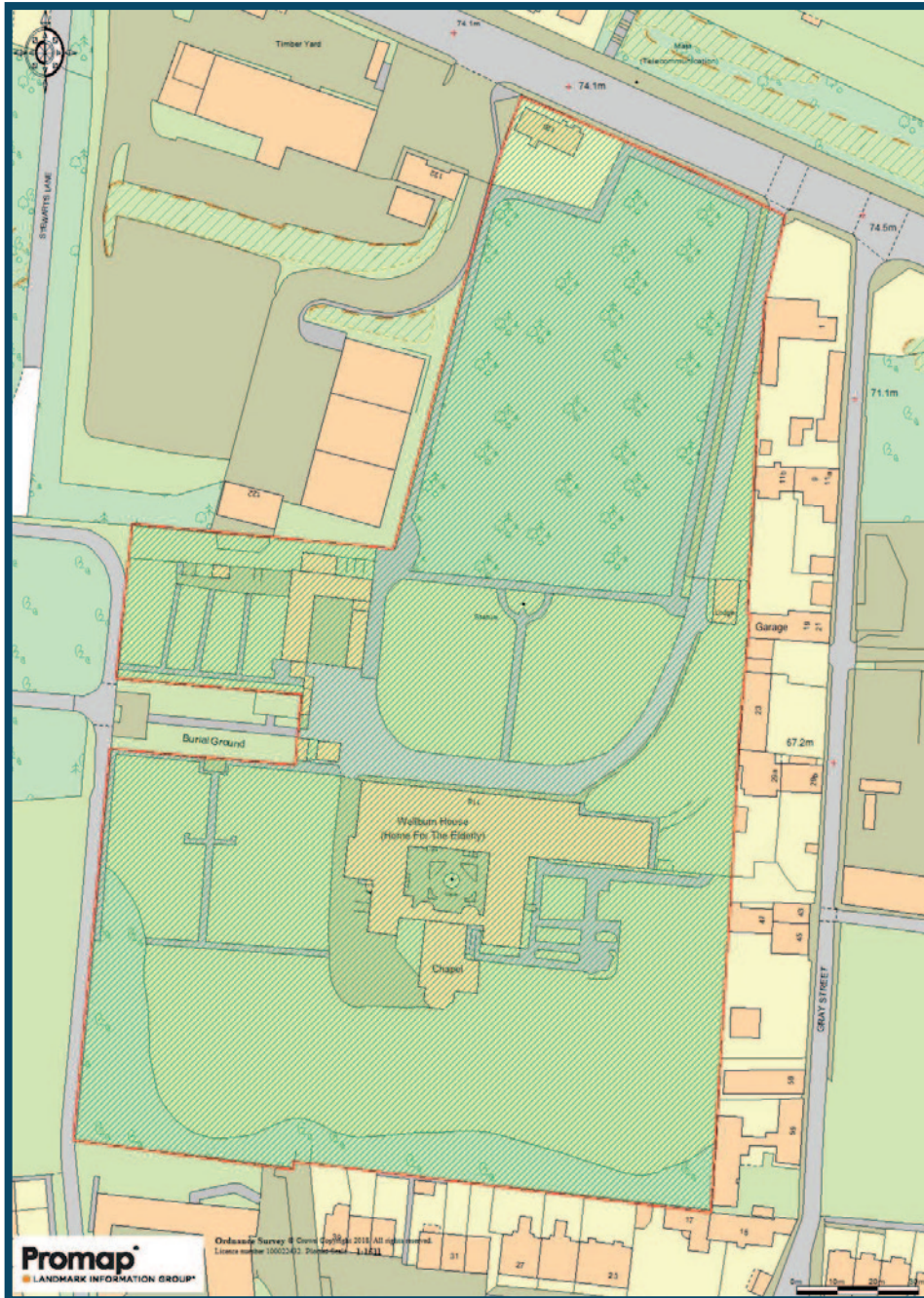
Vehicular access is currently over the existing driveway from Liff Road via a secured gate, however a new vehicular access will be required from Liff Road to serve any future redevelopment of the subjects. (see Technical Information No. 3).

The mature and attractive grounds are fully enclosed by a stone wall and offer the opportunity to create a self-contained development.

There are a number of existing buildings on site including Wellburn House (a former Care Home), former Steadings and Stores, a Lodge House and a further House fronting directly on Liff Road which is in poor condition.

Part of the site forms a small and enclosed Burial Ground which is excluded from the sale but our clients will require to retain vehicular access and a water supply to this area for maintenance purposes – any proposed site layout should reflect these requirements.





PLANNING

The proposed development site has no specific land use designation within the Dundee Local Development Plan 2014 (Adopted LDP) or the Proposed Local Development Plan 2 (LDP2) and it is located in the Suburban Area of the Proposals Map for the adopted LDP and the Proposed LDP2. Furthermore there is no listing of any buildings on site or conservation area status.

Currently there is planning permission for a residential care home and associated facilities in the northern portion of the proposed development site which was obtained by the Diocese of Dunkeld in December 2015 and can be viewed at the Planning Online Service at Dundee City Council and by inserting application reference 15/00669/FULL.

Notwithstanding the current planning permission Dundee City Council have confirmed that a wholly residential development could be an acceptable use for the entire site subject to conforming to the policies and design guidance set out in the respective LDPs and associated Supplementary Guidance.

Further information on planning matters including the existing permission can be obtained by contacting Patricia Profili of the Profili Partnership LLP, contact details below".

Contact: Patricia Profili
 Tel : 07768013605
 Email: patricia@profili.co.uk

TECHNICAL INFORMATION:

A comprehensive technical pack has been compiled by the Seller to include:

1. Topo Survey that can be assigned to the purchaser of the site.
2. Ground Investigation report that can be assigned to purchaser.
3. Access Statement
4. Drainage Statement
5. Pre-Drainage Enquiry etc
6. Utilities etc
7. Planning Report Etc

An electronic Data Room is available on request which contains additional technical information.

OFFERS:

Heads of Terms Offers are invited for our client's interest and should include the following Information:-

The Purchase Price and any abnormal cost deductions that have been taken account of in arriving at the price.

A scaled site layout detailing the proposed scheme and including where appropriate, proposed house types and coverage.

Any conditions and timescales attached to the purchase.



VAT:

All prices quoted are exclusive of any VAT which may be chargeable.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

VIEWINGS:

All viewings must be accompanied and arranged via the Marketing Agents.

DATE OF PUBLICATION:

November 2018

REFERENCE:

ESA

CONTACT

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