



NORTHWOOD HOUSE

118 Strathern Road, Broughty Ferry, Dundee, DD5 1JW

FOR SALE - Attractive listed office property with redevelopment potential

savills

LOCATION

Northwood House is located in the sought after residential suburb of Broughty Ferry on the eastern periphery of Dundee. Located some 4 miles east of Dundee City Centre, Broughty Ferry offers quiet suburban living with the benefit of city centre amenity. One of the wealthiest suburbs in Scotland, it is home to quaint eateries and stylish boutiques.

Northwood House is just 0.6 miles from Brook Street, one of the main thoroughfares in Broughty Ferry. Within close proximity are a range of supermarkets such as Sainsbury's which is 0.6 miles, M&S simply foods 0.7 miles and Tesco Express 0.9 miles, larger stores are located further afield with Aldi 1.8 miles and Asda Superstore 2.2 miles from the subjects.

Located on Long Lane and King Street are a selection of pubs, restaurants and cafes. Further retail amenity can be sought in Dundee City Centre.

Broughty Ferry beach is approximately 1.5 miles from the property. Broughty Ferry Beach offers many leisure activities: windsurfing, surfing, swimming, sailing, jet-skiing and canoeing. The Grove swim and sports centre also provide leisure activities (c. 0.6 miles).

Arbroath Road (c. 1.3 miles) which is part of the A92 is a direct travel route to Dundee city centre and leads to the M90 a direct route to Edinburgh City centre. There are multiple bus routes that lead to Dundee City centre among others, the closet stop is on Victoria Road (c. 358 ft.). Broughty Ferry station is 1 mile from Northwood House. This station provides connections both South and West across the country to Dundee, Aberdeen, Glasgow and Edinburgh.

Dawson Park is 0.3 miles from Northwood House and opposite Dawson Park is Claypotts Park (c. 0.8 miles). 1 mile from the property is Forthill park which has such amenities as squash and cricket facilities.

There is a range of schools within a close proximity to the subject property. Primary school provision is provided by St. Pius RC Primary School and Craigiebarns Primary School. Secondary schools catchment is Grove Academy and St. Johns RC High School.





DESCRIPTION

Northwood House comprises a traditional Victorian period building spread across ground, first, second and third floors. In its current configuration, the property offers a range of cellular offices and meeting spaces as well as break out rooms and facilities. The property is 4 storeys, encompassing a single storey and two storey projection to the side and rear and has beautiful large bay windows whilst retaining the original Victorian external details. The east side of the property contains a large t-plan conservatory. The main building is category B listed and resides in the West Ferry conservation area. The 18th century interior features are still present including all the ceiling cornices. The interior also contains Doric marble columns and a tripartite stained glass window. There are 15 car parking spaces provided with further space to utilise for parking if required.

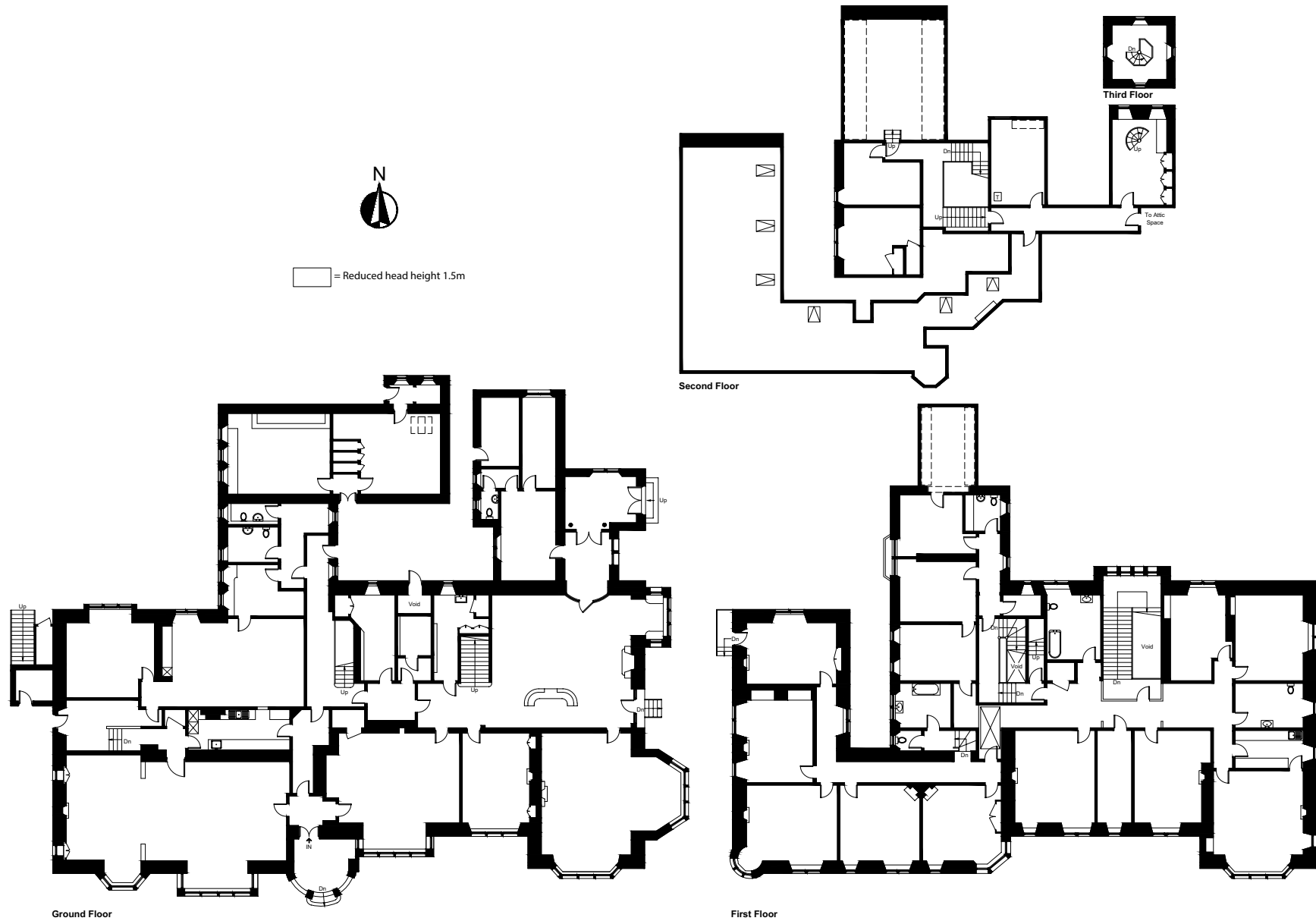
The well manicured gardens and woodlands within the red line boundary (as shown on Page 5) offer excellent outdoor amenity space which is for sole enjoyment of Northwood House and are maintained by the vendor.

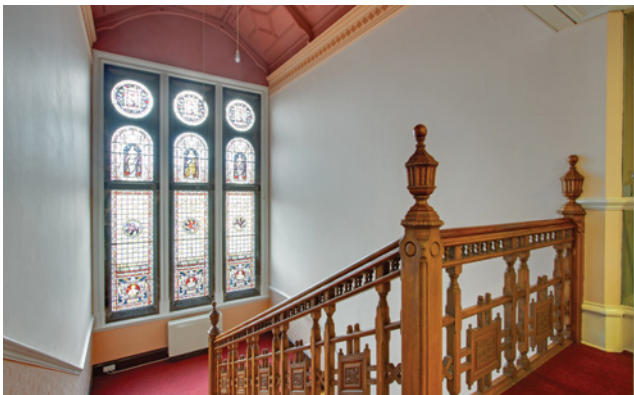
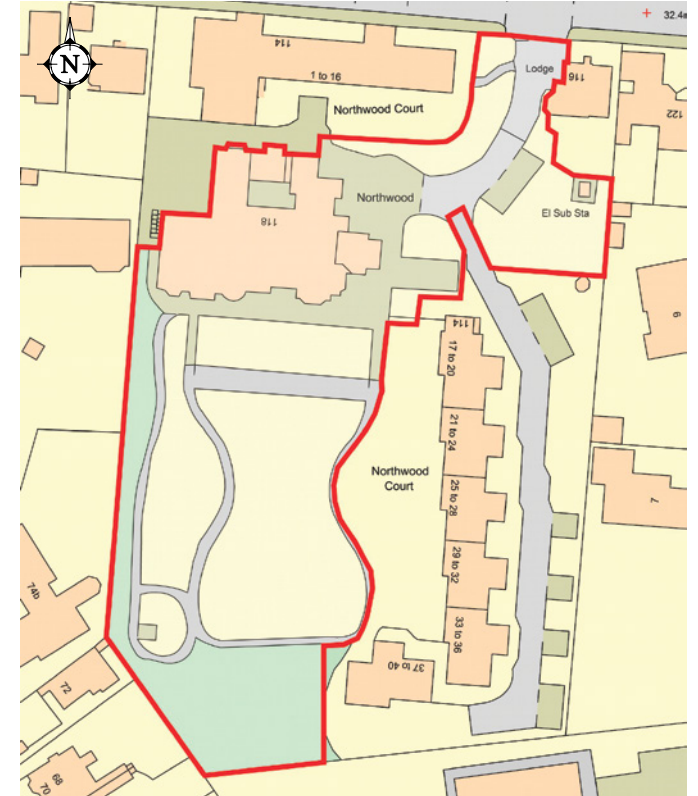
Please note, the access to the property is shared by the residents of the senior living apartments located within the grounds. Currently, there is a factoring charge which applies to the maintenance and upkeep of communal access which is shared between residents and Caledonia Housing Association (CHA).

FLOOR AREAS

The following floor areas have been measured on a Gross Internal Area basis in accordance with Code of Measurement Practice (6th Edition):

Floor Area	Sq Ft	Sq M
Ground Floor	7,531	699.7
First Floor	5,601	520.4
Second Floor	3,011	279.7
Third Floor	114	10.6
TOTAL	16,257	1,510.4
Limited Use Area	284	27.3





PLANNING

Use Class: Class 4 (Office)

Conservation Area: The property is located within the West Ferry Conservation Area.

Listing: The property is Category B listed.

Potential Alternative Uses: We believe the property would be suitable for a number of alternative uses, subject to achieving necessary consents.

Further Information: For further information on any planning issues please contact Dundee City Council's Planning department at planning@dundeecity.gov.uk



RATEABLE VALUE

The subjects are entered into the Valuation Roll with a Rateable Value of £64,900 effective from 1st April 2017.

ENERGY PERFORMANCE RATING

The property benefits from an energy performance rating of E. A copy of the EPC report can be provided to interested parties.

METHOD OF SALE

Offers are invited for our clients Heritable Interest (Scottish equivalent to English Freehold) of the whole property.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

Offers over £250,000 (exc VAT) are sought for the freehold interest.

VAT

The property is elected for VAT.

CONTACT

For further information and all viewing requests, please contact the sole marketing agents:

Kieran Ward

kieran.ward@savills.com
+44 (0) 7971 727 783

Danielle Corker

dcorker@savills.com
+44 (0) 7973 944 607

IMPORTANT NOTICE

NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationary Office. © Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills: 230309 KW