SITE AT PANMUREFIELD ROAD

Broughty Ferry, Dundee, DD5 3RA

Approx. 0.46 ha (1.14 acres)
Former Water Treatment Facility
with Development Potential
for a New Home Plot or other
Uses, Subject to the Necessary
Consents



Scottish Water
Always serving Scotland

AVISON YOUNG

SUMMARY

Site extending to a total of approx. 0.46 ha (1.14 acres) over two land parcels

Located within the desirable residential suburb of Broughty Ferry, within a mature setting

Opportunity for construction of a detached family home or other uses, subject to necessary consents

Right of access / servitude to be granted over the non-sale area between the two parcels

Sale of the whole (in two parcels) on behalf of Scottish Water

Offers around £75,000

AVISON YOUNG



LOCATION

The site is located within Broughty Ferry, a suburb of Dundee around 7.5km east of the city centre. Broughty Ferry has a population of around 20,000 residents and is positioned on the north bank of the Firth of Tay.

Broughty Ferry and its neighbouring areas have a range of retail, leisure, hospitality and commercial facilities. The nearest supermarket to the site is Tesco in nearby Monifieth, with an M&S Foodhall in Broughty Ferry centre and Aldi / Sainsbury's stores around 2.5km west of the site off Arbroath Road. Other local amenities include Broughty Beach; Broughty Castle; Grove Swim & Sports Centre; Grove Academy Secondary School; and Monifieth Golf Club.

Arbroath Road (A92) can be joined around 350 metres north-west of the site and provides direct vehicular access west into Dundee. A bus stop at Abroath Road (approx. 500 metres from the site) provides bus services into Dundee. Monifieth Railway Station is located around 2km south-east of the site and provides regular direct train services into Dundee, with an approx. journey time of 15 mins.

The site is within the catchment area of the following schools:

- Barnhill Primary School, Broughty Ferry (Non-denominational Primary School)
- St Pius X RC Primary School (Denominational Primary School)
- Grove Academy (Non-denominational Secondary School)
- St Paul's RC Academy, Dundee (Denominational Secondary School)

Nearby Dundee is Scotland's fourth largest city with a population of around 150,000 residents. The city is located approx. 17km north-west of St Andrews, 30km east of Perth and 60km north of Edinburgh. Dundee is a regional administrative, commercial and retailing hub and is recognised for its contribution to the IT, design, life sciences and education sectors.





SITE DESCRIPTION

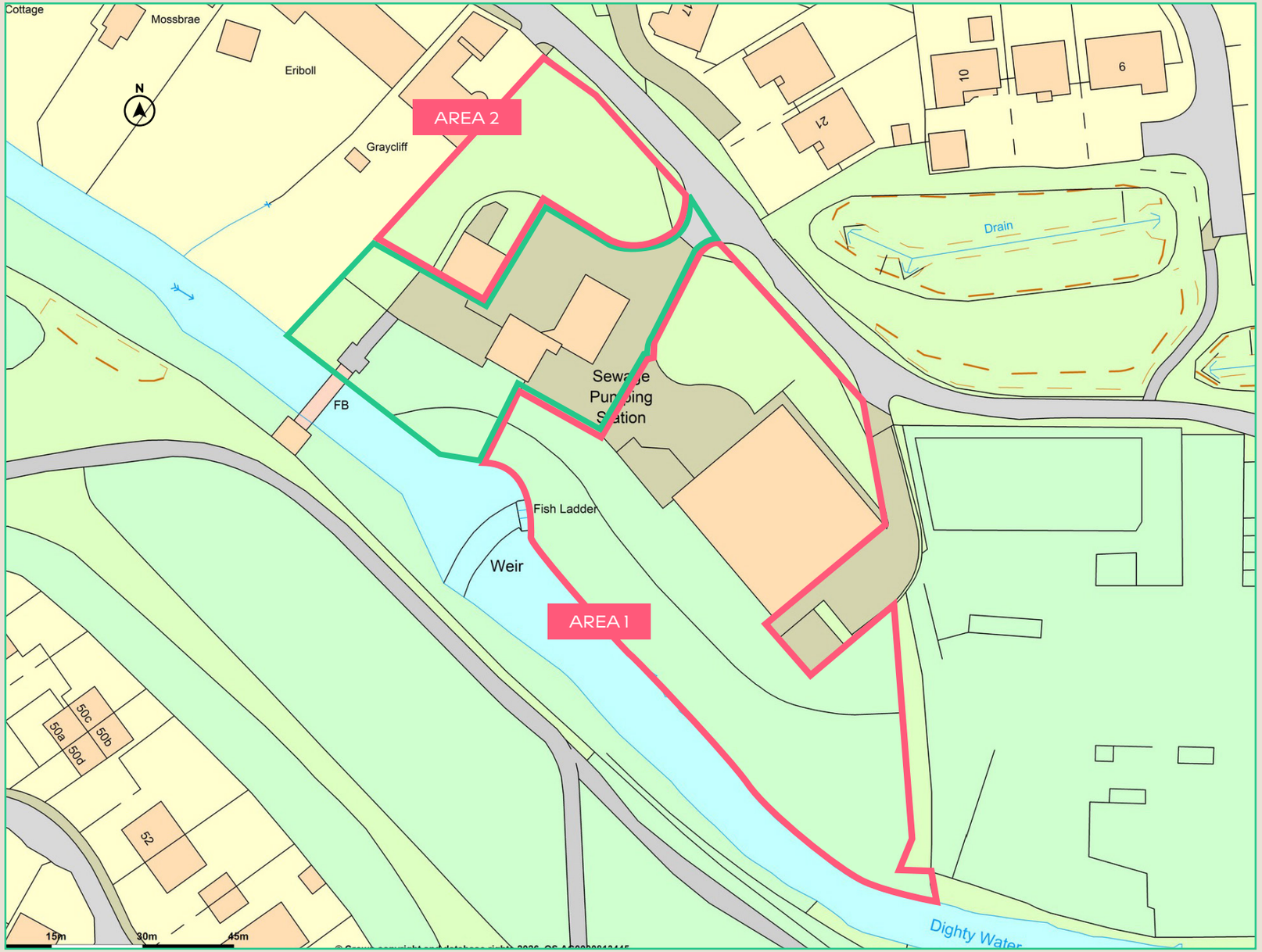
Area 1: The land area to the south of the site comprises wooded areas and a redundant Machinery Hall building. The footprint currently occupied by the Machinery Hall building presents a potential location (once demolished) for a house plot or other development, subject to the necessary consents.

Area 2: The land area to the north of the site comprises a wooded boundary area and a redundant Workshop building. The footprint currently occupied by the Workshop Building presents a potential location (once demolished) for ancillary (garage etc.) development, subject to the necessary consents.

The combined areas for sale extend to a total area of approx. 0.46 ha (1.14 acres), within the red boundaries on the plan.

The area within the green boundary is not for sale but rights of access / servitude over this area will be provided to the purchaser to facilitate redevelopment. This area is being retained by Scottish Water as its buildings are still operational and leased to a third party.

Further site / property details are available via the selling agents.




Machinery Hall
Dighty Burn
Control and Mess Building
Panmurefield Road
Workshop

PLANNING

Within the Dundee Local Development Plan (adopted February 2019), the previously developed section of the site is 'white' undesignated land, meaning general development policies apply. The southern section of the site along the Dighty Burn is designated as a Wildlife Corridor / Locally Important Nature Conservation Site.

For advice on planning matters Dundee City Council's Planning Department can be contacted via email: planning@dundeecity.gov.uk

DEVELOPMENT POTENTIAL

Planning permission for development at the site has not been sought by the current owner although offers subject to this consent being approved will be considered.

Given the restrictive planning designations to the south / west of the site; the site's physical characteristics; and private access lane, it is considered that small scale development of the site, such as a new family home, would be most appropriate – subject to the necessary consents.

The area currently occupied by the Machinery Hall building presents a potential location (once demolished) for a new home or other small-scale development. The area currently occupied by the Workshop presents a potential location (once demolished) for ancillary (garage etc.) development – both subject to the necessary consents.

The area within the green boundary is not for sale but rights of access / servitude over this area will be provided to the purchaser to facilitate redevelopment. This area is being retained by Scottish Water as its buildings are still operational and leased to a third party.

Details of the access rights over the unadopted access track to the site are available to interested parties.

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the two sales areas (red line boundaries) is offered for sale. A Process Letter will be provided to interested parties outlining offer requirements. The owner reserves the right to sell the property without reference to any other party. Only indicative boundaries are provided within this sales brochure and should not be relied upon.



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FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information. Viewings are strictly by appointment only.

A Data Room is also available to interested parties containing:

- Title Information
- Site Inspection Report
- Topographical Survey
- Aerial Photography
- Asbestos Management Survey

AVISON YOUNG

Richard Cottingham
richard.cottingham@avisonyoung.com
+44 (0) 7976 458 501

Ailsa Lamont
ailsa.lamont@avisonyoung.com
+44 (0) 7780 281 169

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November 2026