

Wellburn Home,
Liff Road, Dundee,
DD2 2QT



Property Details

- Back on market due to abortive negotiations
- 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 of the site
- 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 V&A opened in September 2018 enjoying a high level of visitor number and forming the centrepiece of the Waterfront Development. In addition there has been major redevelopment of Dundee Railway Station including the provision of further hotel accommodation to serve the city. The Eden Project which will transform the City further being planned for a derelict site on East Dock Street and connecting to the Waterfront via a



Property Details

proposed pedestrian bridge. 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 adjacent 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.

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

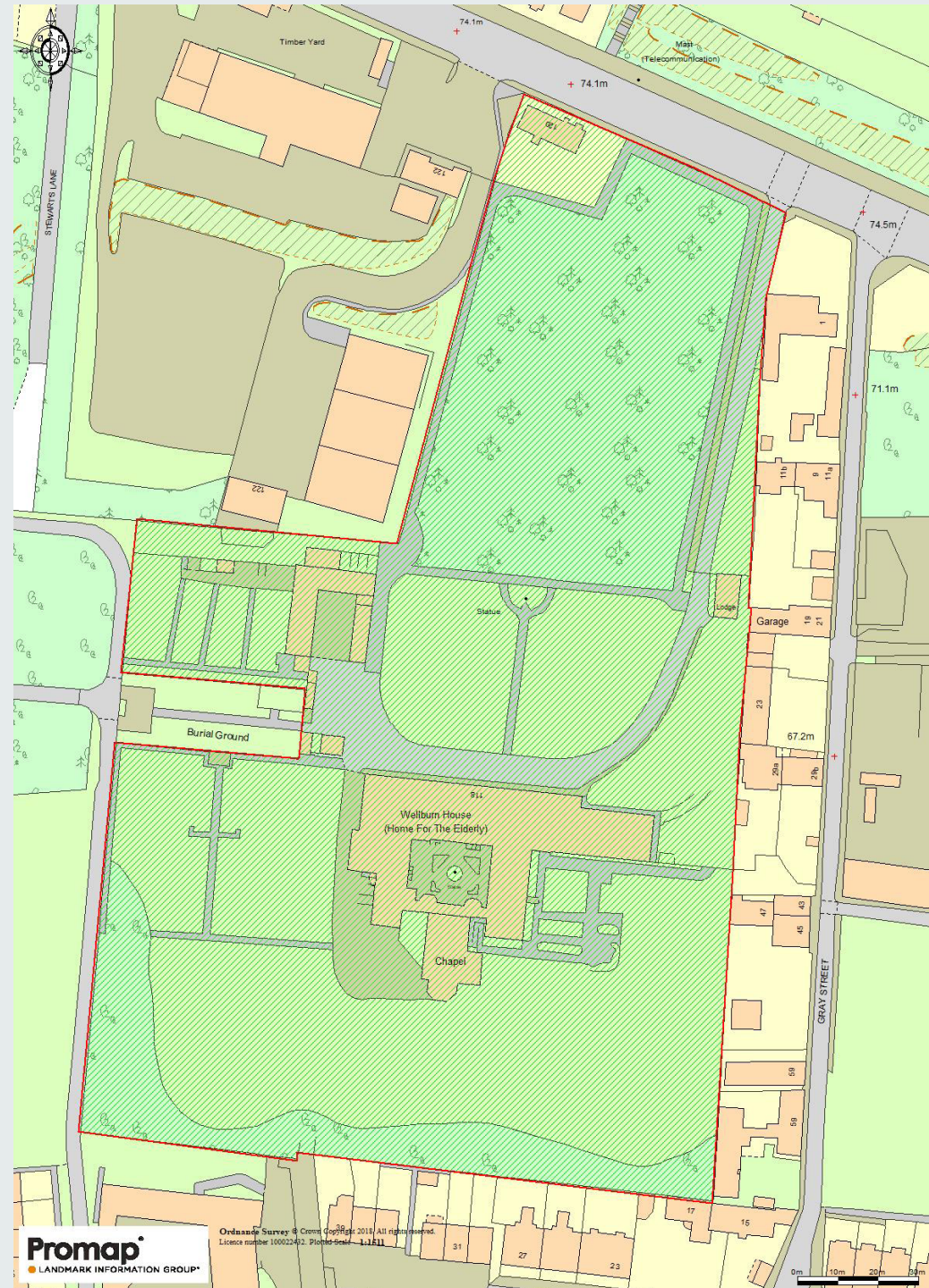
The former care home and associated buildings have now been demolished leaving the site clear for development.

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 2019 (Adopted LDP) and it is located in the Suburban Area of the Proposals Map for the adopted LDP. Furthermore there is no listing of any buildings on site or conservation area status.

There was a previous 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.



Property Details

Notwithstanding the previous care home permission, Dundee City Council have confirmed that a wholly residential development could be an acceptable use of the site subject to conforming to relevant planning policies and the design guidance set out in the Dundee Local Development Plan 2019 and associated Supplementary Guidance.

Further information on planning matters including the planning history of the site can be obtained by contacting Patricia Profili

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

TECHNICAL INFORMATION:

There is a range of technical information is available on the Dundee City Council Planning Portal reference 21/00845/FULM these include a range of site investigation reports together with environmental risk assessment along with drainage, noise and air quality assessments. We also hold separately a fully detailed SI prepared by the sellers. A range of these reports are likely to be assignable to the new developers.

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.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

michael.court@dmhall.co.uk

lois.paterson@dmhall.co.uk

DM Hall Commercial Department
Shed 26, Unit 34 City Quay,
Camperdown Street, Dundee, DD1 3JA

01382 873100

DM HALL



Regulated by
RICS