

Land At Seabraes, Dundee, DD1 4QB

FOR SALE

- City centre location.
- Development opportunity.
- 4.11 Hectares (10.15 Acres).
- Located in a mixed use area.



LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

More precisely, the subjects are located within the city centre. This location boasts excellent access to the city centre and has road links to the Kingsway, the city's outer ring road, which forms part of the A90 trunkroad. Surrounding land uses include District 10, Vision Building and Seabraes office developments as well as the Riverside apartment development.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial development site, with road and pedestrian access to the city centre.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Gross Area to be as follows:-

Total site – 4.11 hectares (10.15 acres).

TOWN PLANNING

The site has specific designation within the Dundee Local Development Plan (Adopted 2014).

Prospective purchasers are encouraged to speak with Dundee City Council's Planning Department regarding land use proposals.



Garth Davison
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TERMS

Offers are invited for our client's heritable interest in the site.

Please note, our client will not be bound to accept the highest, nor indeed any offer submitted.

Our clients may reserve the rights to implement a clawback/overage provision, subject to the detail of any eventual/successful development scheme.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.



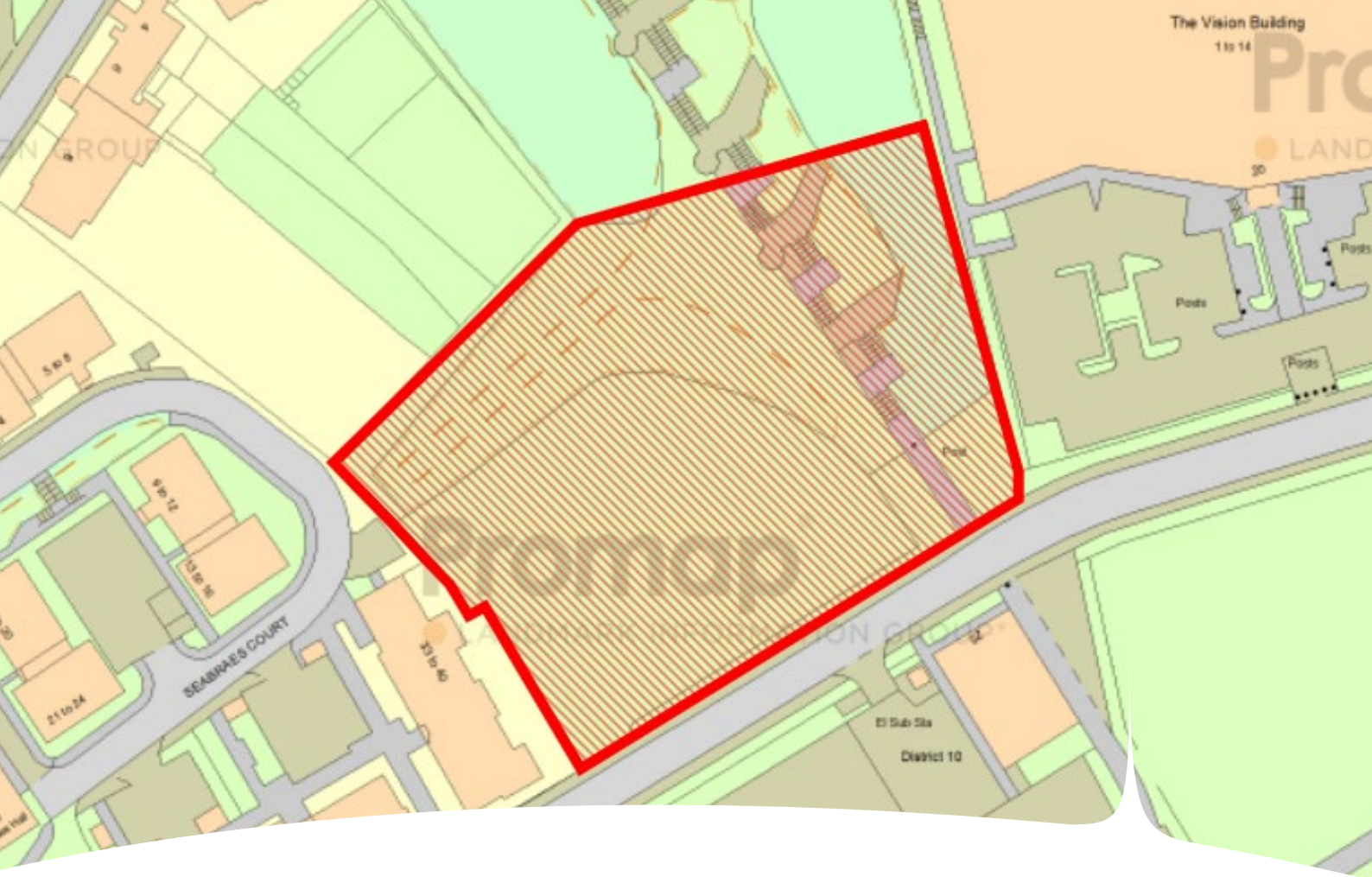
Messrs Colliers International for themselves and for the vendors or lessors of this property, whose agents we are, give notice that

- i) These particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract.
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupations, and other details are given without responsibility and any intending purchasers of tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) The vendor is not obliged to accept the highest or indeed any offer.

PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity
2. Date of publication – June 2018





**Plot C – Seabraes
Greenmarket, Dundee, DD1 4QB**

FOR SALE

- CITY CENTRE DEVELOPMENT OPPORTUNITY
- POPULAR MIXED USE LOCATION
- SUITABLE FOR REDEVELOPMENT – STC
- 1.68 ACRES (0.68 HECTARES)

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London Heathrow. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

More precisely, the subjects are situated to the west of Dundee city centre within a popular mixed use location. The site is easily accessible with good transport links close by. Dundee University is within easy walking distance.

The approximate location is shown by the OS plan.

DESCRIPTION

Plot C (Steps Site) is a development site that extends to 1.68 Acres (0.68 Hectares) or thereby. The site is sloping in its nature bounded by a public footpath on its eastern boundary giving access to Perth Road and Roseangle.

The property may suit redevelopment subject to obtaining the required planning consents.

PLANNING

The site is covered by the Dundee Local Development Plan (LDP) which was adopted in February 2019 and is designated as a Specialist Economic Development Area, which encourages the establishment and retention of uses within Class 4 (Business).

SE is willing to consider other complementary uses for the site, subject to the purchaser obtaining planning consent for any proposed alternative use within an agreed timescale. Further information available from the Sole Selling Agents.

PRICE

The property is available For Sale with offers invited for the heritable title.

Offers should be submitted by 12 noon on 17th November 2023. Development submissions will be evaluated on price and quality, with the latter being considered in context to SE's aims and ambitions which are focused on transforming the economy by supporting projects which will deliver significant investment in key strategic areas, creating good quality employment opportunities, and which help to secure a wealthier, fairer and greener economy. Full submission requirements can be obtained from the Sole Selling Agents.



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DISPOSAL MECHANISM

Bidders should be aware that SE's standard disposal mechanism for land sales is via a ground lease for an initial period of 125 years, with the grassum payable on the Date of Entry. The ground lease will oblige the purchaser to complete the proposed development in accordance with the approved plans and specifications and the development must be completed within an agreed time period. The ground lease can, if required, incorporate step-in provisions for the purchasers funders. On completion of the proposed development, the purchaser will have a right to acquire the title for a nominal sum and SE will be entitled to require the purchaser to exercise that right. SE will also require the purchaser to enter into a Section 32 Agreement restricting the use of the proposed development to that agreed by the parties and if the subjects are sold, or redeveloped for any use within 10 years then SE will be entitled to a 50% share of any uplift in value over and above the disposal price. Should the purchaser fail to complete the development in line with the Development Agreement and within the agreed timescale then the lease will terminate and the land will revert to SE (at no cost to Scottish Enterprise).

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

For the avoidance of doubt, all figures are quoted exclusive of VAT.

VIEWING

Viewing is through the Sole Selling Agents.



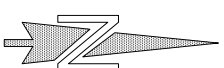
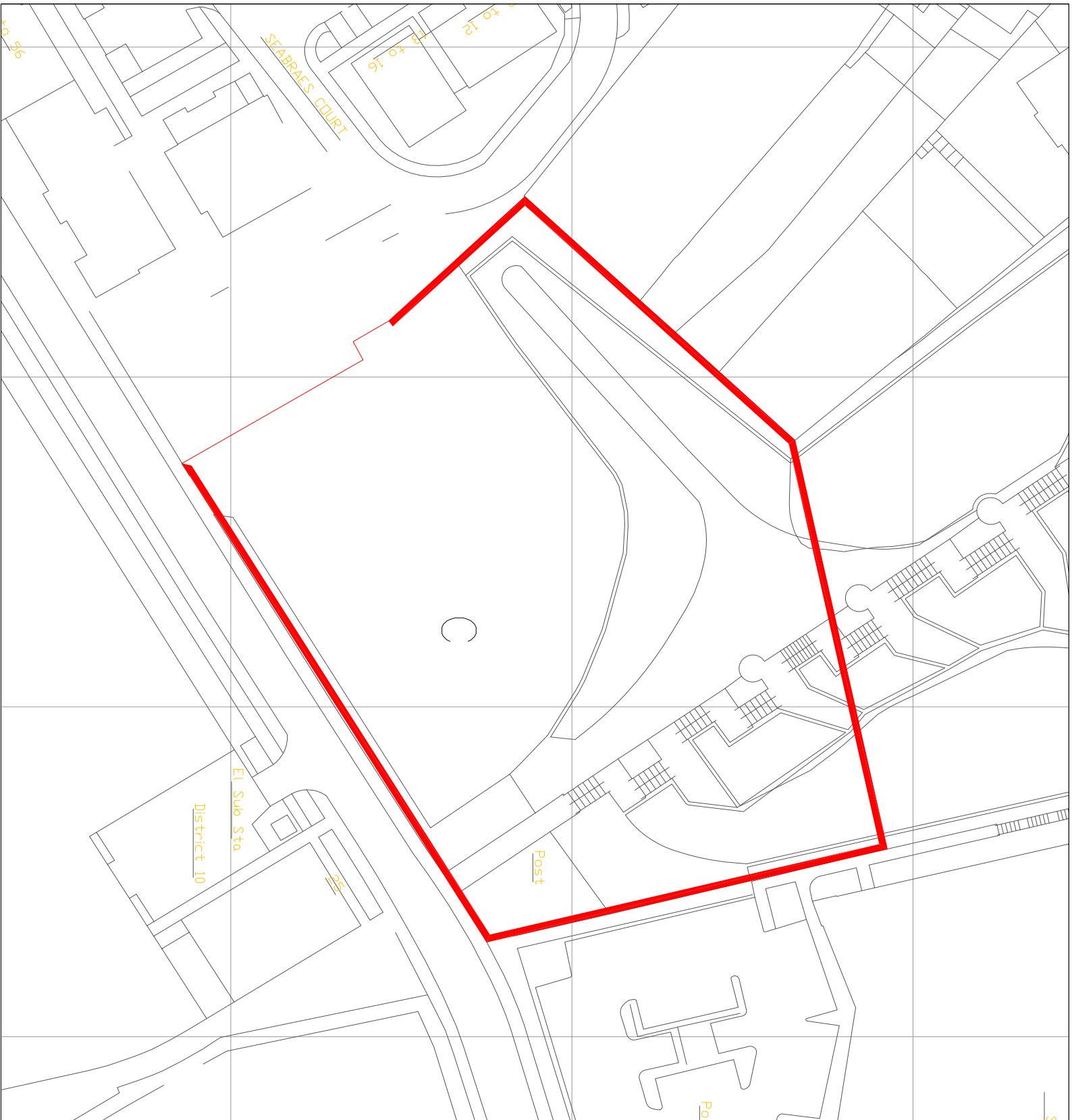
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 Plot C Boundary

Net Area = 0.68ha or thereby

**Property at Marketgait
Dundee**

Seabraes - Plot C

Scale: 1:200 @ A0
 Date: July 2020
 Drawn by: M.S
 Drg. No. 620/SEA/2020/002.04/B


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