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Unique Development Opportunity

Albany Road, Broughty Ferry,
Dundee, DD5 1NU

Planning Ref 23/00412/PPPL



Property Summary

Thorntons are pleased to offer to the market for sale a development site located on Albany Road Broughty Ferry, Dundee. The property is within walking distance of Broughty Ferry town centre which offers distinctive shops, bars, restaurants, quaint cafes and boutiques. This highly sought-after and very desirable address within Broughty Ferry is served by excellent local bus links on both Dundee Road and Strathern Road. The site has a well-known local landmark structure, a squash court building built c.1934, and is still feasible as a squash court. There is planning approval in principle, Application Reference: 23/00412/PPPL, for the demolishing of the squash court and the erection of a house. The site is approximately 832 square metres or thereabouts in size.

Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with a vibrant city on its doorstep. During the Industrial Revolution, when Dundee established its wealth in 'jute, jam and journalism', the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses. The sea-side resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots.



Broughty Ferry enjoys all the local amenities you would expect of a small town, supplemented with world-class shopping, culture, and heritage in Dundee. The UK's first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee Train Station. Broughty Ferry offers education at all levels, with nursery schools, three primary schools, and a secondary school. Independent schooling and childcare options are nearby including the prestigious High School of Dundee.

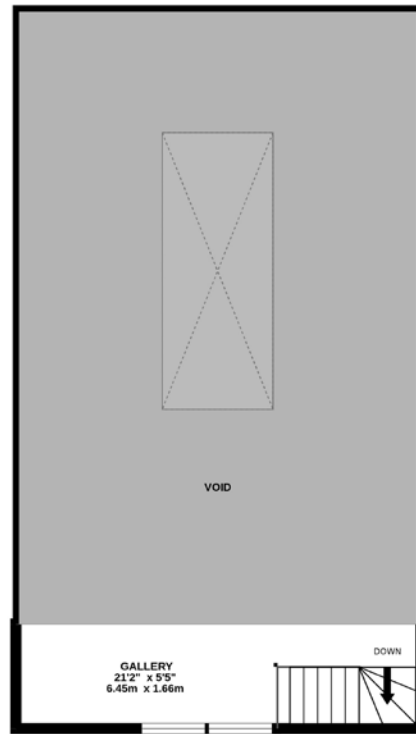


Floorplan

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
115 sq.ft. (10.7 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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