

ON THE INSTRUCTIONS OF



# FOR SALE



**3.25 HECTARE (8 ACRE)  
DEVELOPMENT SITE**

**KINGSWAY EAST, DUNDEE**



- RARE DEVELOPMENT OPPORTUNITY WITH SUBSTANTIAL FRONTAGE TO OUTER RING ROAD
- DIRECT ACCESS FROM OUTER RING ROAD AND MID CRAIGIE ROAD
- OPPOSITE ASDA AND KINGSWAY EAST RETAIL PARK
- SITE CLEARED GRADED AND ENVIRONMENTALLY ENGINEERED

## LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the North) and Edinburgh (circa 96 kilometres (60 miles) to the South) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The City has its own airport with daily flights to London (City Airport) and to Belfast and Birmingham (other than on Saturdays) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The property is positioned on the West side of the Outer Ring Road (Kingsway East) some 3 kilometres (2 miles) north-west of the City Centre opposite Kingsway East Retail Park which includes Asda, B&Q, Wickes, Comet, Roseby's, Harry Corry and McDonalds.

Other adjacent occupiers include Arnold Clark, DC Thomson, Keyline and C J Lang and Son Limited.

The site is easily accessible from all parts of the City and its immediate environs.

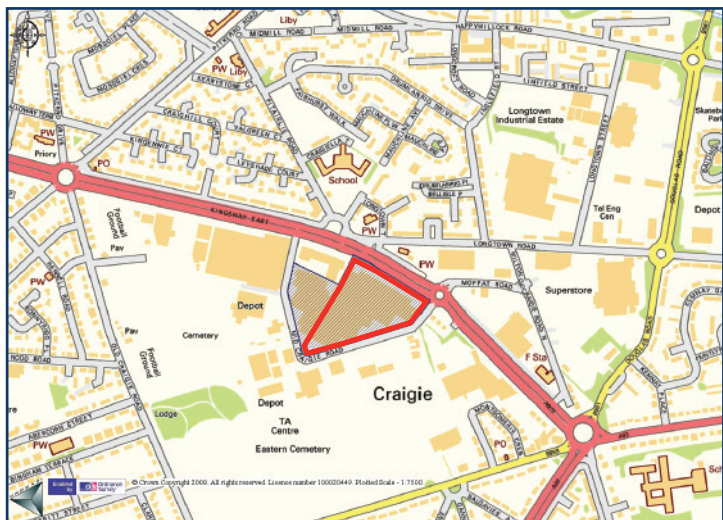
## VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

**J&E Shepherd**  
Chartered Surveyors  
13 Albert Square  
Dundee  
DD1 1XA

Telephone: 01382 878005  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)



## DESCRIPTION

The subjects comprise a large development site with substantial frontage to the Outer Ring Road (A92) at the junction of Kingsway and Mid Craigie Road as shown on the above plan.

Access into Mid Craigie Road from Kingsway is managed by a roundabout serving both Mid Craigie Road and Moffat Road which leads into Kingsway East Retail Park. There are existing access points into the site from both Kingsway and Mid Craigie Road.

## PLANNING

The property could be developed for a variety of uses within Classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, however, a wider range of uses such as car showrooms, wholesaling and retailing may also be permitted.

Interested parties are requested to consult with the Planning & Transportation Department of Dundee Council City (01382 433558).

## THE OPPORTUNITY

The site has been cleared of all buildings and graded following completion of an approved environmental engineering exercise.

A sale of the property in whole is preferred, however, a sale in parts may be considered.

Our clients would also consider developing the site to meet market demands.

## FURTHER INFORMATION

Further information is available upon application to the marketing agents.

## VIEWING

Strictly by appointment with the letting agents:

Gerry McCluskey

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