



FOR SALE

**PRIME DEVELOPMENT
OPPORTUNITY**

- > **PLANNING CONSENT
INCLUDED**
- > **SECLUDED ELEVATED SCENIC
SITE**
- > **SOUGHT AFTER RESIDENTIAL
LOCATION**
- > **ACCESS FROM HARESTANE
ROAD**
- > **EXTENDS TO 0.183 HA OR 0.448
ACRES**
- > **OFFERS OVER £150,000
INVITED**

THE OLD MILL, BALMUIRFIELD, HARESTANE ROAD, DUNDEE, DD3 0NU

Contact: Scott Robertson s.robertson@shepherd.co.uk (01382) 878005

www.shepherd.co.uk



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 150,000 persons (National Records of Scotland 2020).

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

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

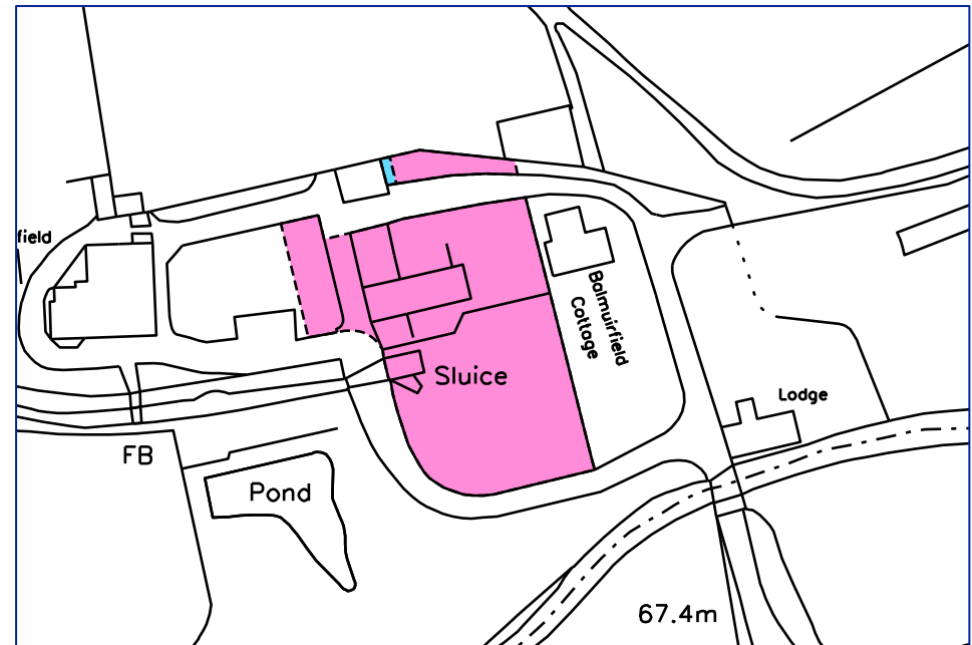
DESCRIPTION

The subjects comprise a Category 'B' listed early 19th century L-shaped former mill. It is situated on an elevated site near to the Dighty Burn, on the northern perimeter of Dundee.

The derelict property is of a rubble sandstone construction, with stugged ashlar dressings, pink ashlar quoins and previously had a grey slate piended roof. Also attached are five stable stalls with cobbles and sets within the floor.

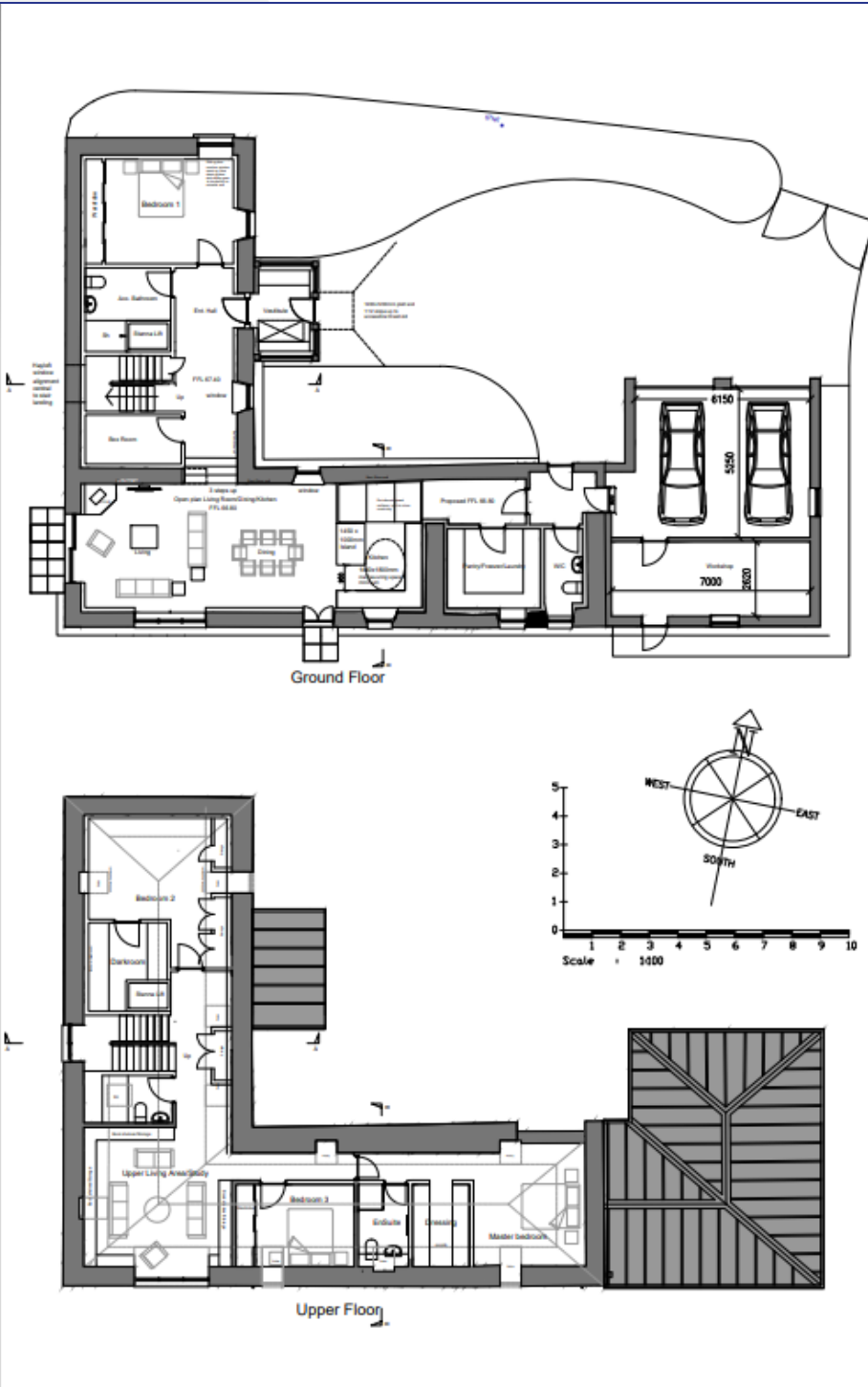
The roof and timber has since collapsed, resulting in removal in 2019. All slate has been reclaimed, walls have been capped for health and safety purposes. Substantial tree work has been completed as per planning permission.

The dilapidated iron and timber constructed wheel is located within the front of the building with transmission running from the wheel through a series of underground chambers adjoining the southern elevation of the building.



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EPC

Not applicable.

TERMS

Our clients are inviting Offers Over £150,000 for their heritable interest.

VAT

Prices quoted are exclusive of VAT if applicable

PLANNING CONSENT

The property has planning permission to convert the former mill into a residential property and associated works.

Further details can be provided upon request.

SITE AREA

Main plot containing mill **0.173 ha** or **0.427 acres**

Total area, **0.183 ha** or **0.448 acres**

LEGAL COSTS

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

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA
Scott Robertson s.robertson@shepherd.co.uk (01382) 878005 www.shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or 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) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: JULY 2024