LOCATION
This site is located on the southmost side of Union Street close to its junction with Roberts Street within a well established residential area of Newport-On-Tay.

Newport-On-Tay is a popular dormitory town located on the southern shores of the Firth of Tay. The town boasts good local shops, transport and leisure facilities.

Dundee – 5 Kms (3 Miles)
Dundee Airport – 8.2 Kms (5 Miles)
St Andrews – 17 Kms (10.6 Miles)
DESCRIPTION
The subjects comprise a level regular shaped, cleared site extending to 333m² or thereby.

SERVICES
We understand that all mains services are close by and can be connected to the site at reasonable cost including drainage. Purchasers will require to satisfy themselves in this regard.

PLANNING
The site is contained within a residential area. We understand that an application for a single dwelling will receive sympathetic consideration subject to complying with the usual planning requirements. Any prospective purchaser will require to satisfy themselves as to the planning situation.

PLANNING INFORMATION
For further information contact the local Development Services Department on 0845 155 5555

PRICE
Our clients are seeking offers in excess of £75,000.

Interested parties are advised to note interest with the selling agent in order to be kept informed of any closing date that is set.

VAT
All prices, are quoted exclusive but may be liable to VAT.

ENTRY
By mutual agreement.

FINANCE
J & E Shepherd deal with all major lending institutions within every sector of the property market on a regular basis. Accordingly, we would be pleased to provide contact details for parties interested in commercial finance to enable ease of purchasing properties.

SPECIAL NOTE
Consideration will be given to subject to planning offers.

VIEWING
Strictly by appointment with the sole Agents

J & E Shepherd
Chartered Surveyors
11 Wemyssfield
Kirkcaldy
KY1 1XN

Tel: (01592) 205 442
Fax: (01592) 640 567

Contact: John Bankhead
E-mail: john.bankhead@shepherd.co.uk

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 only 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.