

# LAND AT DENHEAD OF GRAY

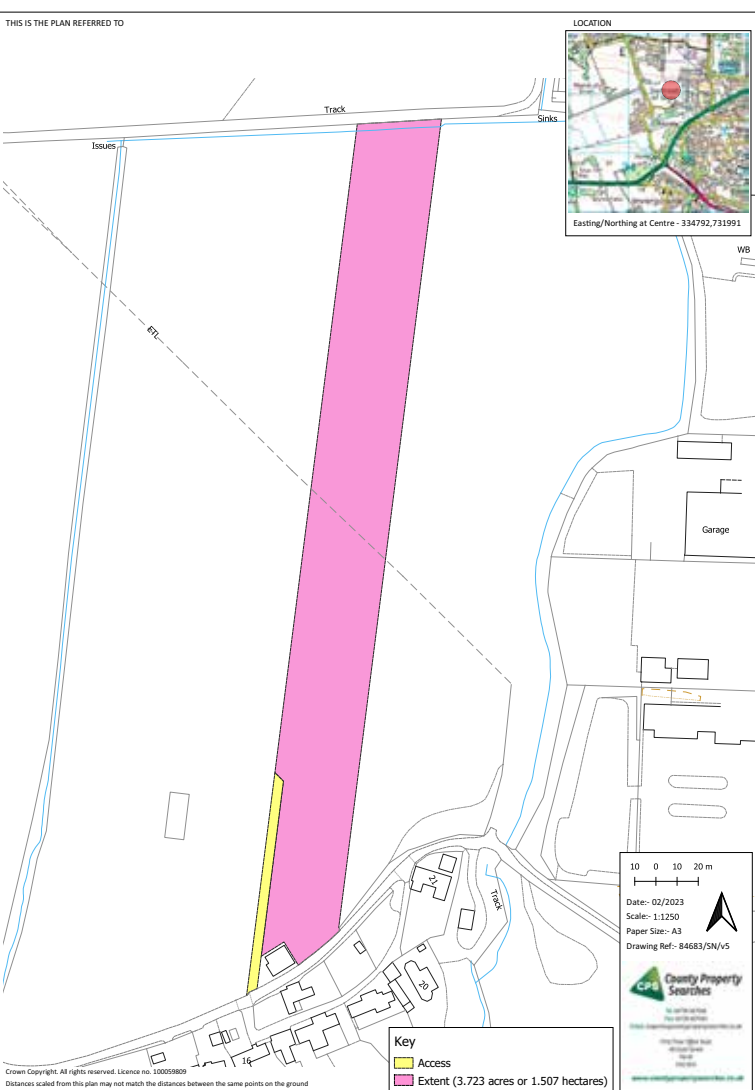
INVERGOWRIE, DUNDEE, DD2 5JX

About 3.72 acres of arable land on the outskirts of Dundee within easy access of the A90 and Dundee City Centre

Potential for a variety of uses – market garden, smallholding, equestrian paddock – subject to planning consent.

Option of Garage building/workshop by separate negotiation.

Dundee City Centre 5.5 miles, Forfar 18 miles, Perth 19 miles (all distances are approximate).



### SITUATION

The site sits within the Denhead of Gray area on the western outskirts of Dundee with a rural outlook to the north. Dundee is Scotland's fourth largest city and a large Regional Centre for employment, services and retailing. In recent times Dundee has undergone significant regeneration, particularly on its waterfront area.

The nearby A90 trunk road provides a link to Forfar and Aberdeen to the north and Perth to the west. The A923 which can be accessed to the north plot provides an easy route in rural Angus, Perthshire and the Highlands.

Trains from Dundee Station run regular services to Glasgow, Edinburgh and Aberdeen whilst Dundee airport provides Logan Air flights to Belfast City, London Heathrow and Sumburgh.

The semi-rural location of the site means that the Angus countryside is on its doorstep whilst also being within walking distance of major supermarkets and amenities.

### GENERAL DESCRIPTION

The land is elongated in shape running from north to south of what is currently an arable agricultural field – it is currently in cereal crop. The total area stretches to 3.72 acres or thereby. Access would be taken of the Denhead of Gray public road to the south.

Historically the land formed part of a small holding with a series of smallholdings forming the balance of the field. The boundaries are undefined and in recent years the land has been cropped in conjunction with the balance of the field.

The land has scope for alternative use eg smallholding or market garden or it could be an equestrian paddock.

There has been considerable development in the surrounding areas and in due course the land as part of a larger package of land may have potential for residential or other development – subject to planning consent.

The garage building sits to the south of the site adjacent to the roadside. The building is block built with sheeted roof and a large roller door. It is available by separate negotiation.

The land is not serviced, however mains water and electricity run into the garage building on the south side of the site.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

#### Satellite Navigation

For the benefit of those with satellite navigation the neighbouring property's postcode is DD2 5JX.

#### Directions

From the A90 turn off at the Landmark Hotel Roundabout for the road signposted 'Denhead of Gray'. Follow this road for around a mile before turning right onto 'Denhead of Gray Road', the site is around 300 metres along this road on the left-hand side.

#### Entry & Possession

Entry and vacant possession will be available by mutual agreement and arrangement.

#### Local Authority

Dundee City Council, Dundee House, 50 North Lindsay Street, Dundee, DD1 1QE. T: 01382 434000.

#### Solicitors

Ruairidh McKillop, Blackadders LLP, 40 Torphichen Street, EH3 8JB, Edinburgh. T: +44 (0) 131 222 8000. E: Ruairidh.McKillop@blackadders.co.uk.

#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.



### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), [www.ukandlandandfarms.co.uk](http://www.ukandlandandfarms.co.uk) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.