

For Sale

Albert Crescent/Victoria Street, Newport on Tay



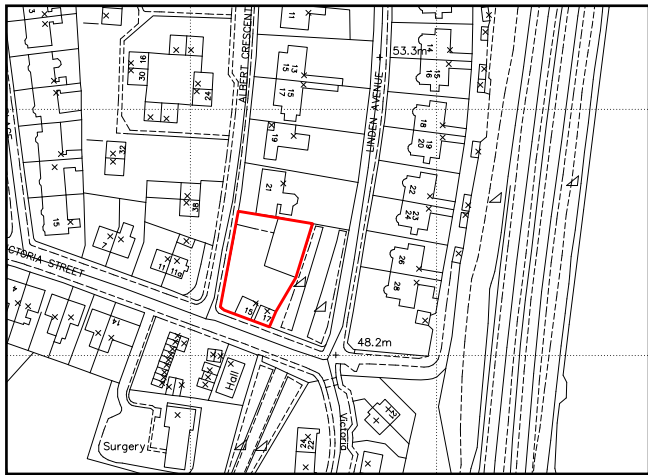
Cleared development site with detailed planning consent for 4 detached private townhouses

Site Area 0.282 Acres

Offers over £300,000



- EXCELLENT RESIDENTIAL POTENTIAL WITH VIEWS TOWARDS THE FIRTH OF TAY
- FULL TECHNICAL PACK AVAILABLE



LOCATION

The subjects are situated to the south side of Newport on Tay close to the Town Centre. The site has a prominent outlook with open views towards the Tay, Dundee and beyond. Surrounding properties are predominately residential in nature.

Newport on Tay is a popular town situated on the south bank of the River Tay. The town offers a variety of local amenities including shops, banks, restaurants along with a primary school. The site lies some 4 miles from Dundee Centre and approximately 25 miles from Perth City Centre.

DESCRIPTION

The subjects comprise of a cleared site at the junction of Albert Crescent and Victoria Street. Linden Avenue and a disused railway line lie immediately to the rear.

SITE AREA

The overall site area extends to approximately 0.282 acres (0.114 hectares).

PLANNING

Full Planning Permission has been granted by Fife Council (Ref 07/00518/EFULL) for the erection of 4 new private town houses with private garden space. The new Town Houses include for 4 bedrooms with master en-suite and dressing area; lounge; kitchen and dining room, family bathroom and separate WC. Each property has an integral garage together with front and rear gardens. Further details are available on request.



Albert Crescent

Disclaimer

Messrs Burns and Partners and J & E Shepherd for themselves and for their client whose agent they are give notice that:

- (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract;
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- (3) No persons in the employment of Messrs Burns and Partners or J & E Shepherd has any authority to make or give representation or warranty in relation to this property;
- (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

PRICE

Our clients are inviting offers in excess of **£300,000** for their heritable interest. Planning Permission includes a Section 75 Agreement whereby an additional payment will be required to Fife Council. Further details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

FURTHER INFORMATION

Additional information available to interested parties includes:

- Planning Consent, subject to a Section 75 Agreement
- Service Information
- Geotechnical and Environmental Assessment Report
- Contaminated Land Quantitative Risk Assessment

For further information and viewing arrangements please contact:-



Contact: Chris Paterson
Email: cp@bap.co.uk

Burns and Partners
Canning Mews
7 Canning Street Lane
Edinburgh
EH3 8ER

Tel: 0131 228 4466
Fax: 0131 228 6644



Contact: Gerry McCluskey
Email: g.mccluskey@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

Tel: 01382 200 454
Fax: 01382 878 008

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