

FOR SALE
YARD



Riverview Drive
Monifieth
DD5 4NH

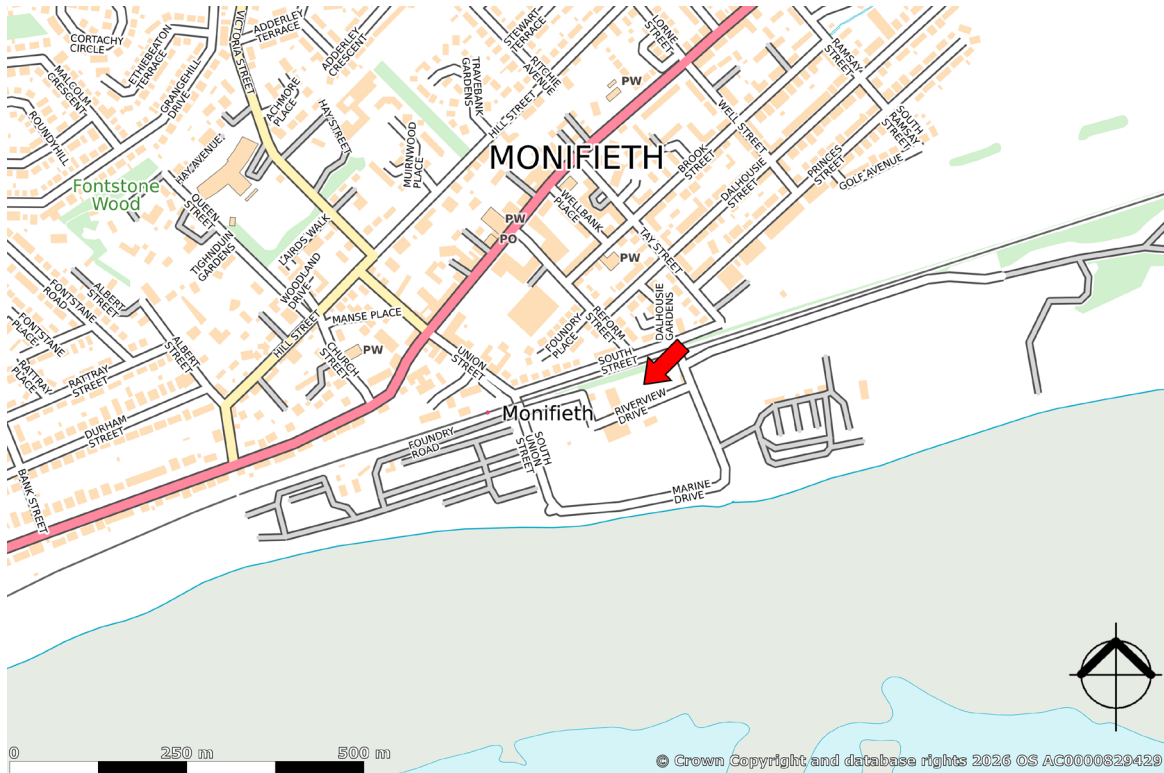
- Rare Opportunity to Acquire Yard Space
- Popular Monifieth Location
- May Suit a Variety of Uses — subject to consents
- Extends to 0.66 acres
- Offers Over £100,000
- Closing Date Set: Friday 15th May 2026

LOCATION

Monifieth is situated to the east of Dundee on the northern shore of the Tay estuary within the Local Authority district of Angus. Monifieth is a high quality residential suburb with a population of circa. 8,000. The settlement provides a wide range of commercial and community facilities, mainly located around High Street.

The subjects are located on the north side of Riverview Drive and adjacent to Marine Drive close to Monifieth town centre.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise 2 adjoining yards. One yard is secured by a mixture of timber panelled fencing and wire mesh fencing. Access to the yard is directly from the south side of Riverview Drive via a double leaf steel gate. The yard is concreted with previous use as a recycling centre. The other adjoining yard can be accessed separately from the west side of Riverview Drive.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Yard	Size (Acres)
Total	0.66

RATEABLE VALUE

Part of the site has a rateable value of £3,350. The other part will require to be reassessed.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

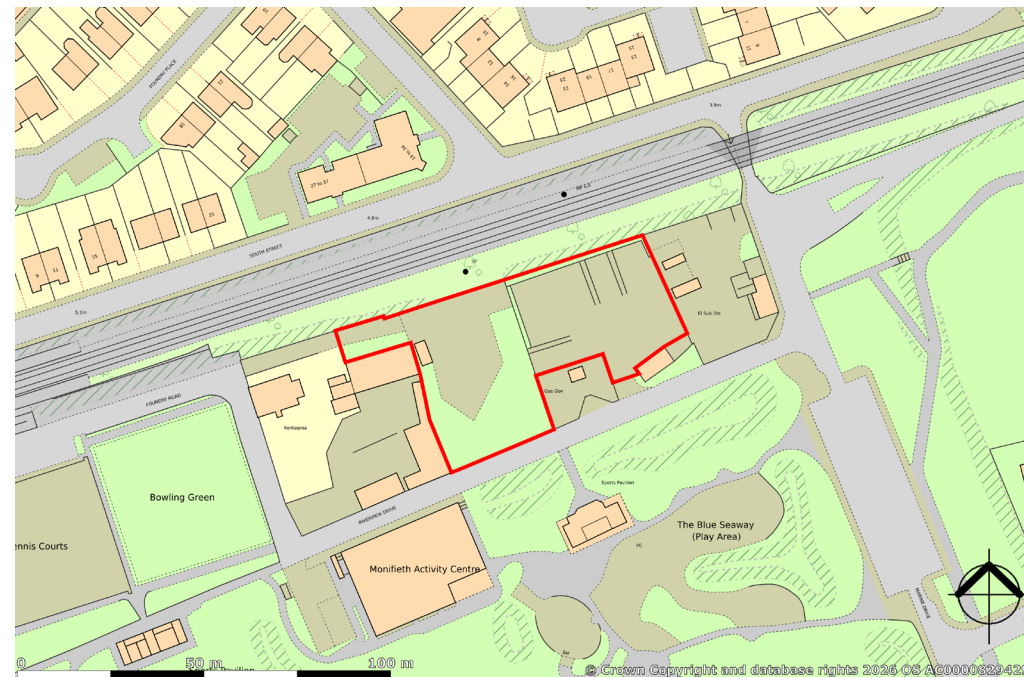
EPC

TERMS

The subjects are available For Sale with offers over £100,000 invited for the heritable interest. Further information in this regard is available from the Sole Letting Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



GRANT ROBERTSON
Director

grant.robertson@g-s.co.uk
01382 200064



CHARLES CLARK
Commercial Property Agent

charles.clark@g-s.co.uk
01382 200064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.