

FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

WESTPARK

— DUNDEE —



WESTPARK MANSION HOUSE AND CONFERENCE CENTRE, PERTH ROAD, DUNDEE



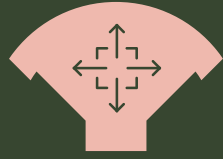


DEVELOPMENT OPPORTUNITY

Prominent conference facility with parking, adjoining a student halls of residence.



Approximate Area:
3,765.3 sq m / 40,530 sq ft GEA



Site Area:
Approx 2,09 acres / 0,85 hectares



Sold with the benefit of
Vacant Possession



Situated within the
affluent area of Perth Road
within Dundee



Located in close proximity
to Dundee City Centre and
the University of Dundee's
Main Campus



Potential alternative uses including
student accommodation / office
/ hotel / residential / care home
and other uses





DEVELOPMENT OPPORTUNITY

Rare opportunity to purchase a prime development opportunity within the Perth Road area of the City Centre.

Westpark is within close proximity to Dundee's Botanic Gardens. The site is primed for redevelopment with the potential to create new buildings on the site, as well as reimagine the existing Mansion House.

Given it's location, the site would be suitable for a range of different uses.



Close proximity to Dundee's Botanic Gardens



Primed for redevelopment



DUNDEE RESIDENTIAL MARKET

Within the wider Tayside area, the residential market in Dundee has seen an increase in activity within the second half of the year with prices increasing by 7.7% between Q2 and Q1 of 2024.

Not only are prices increasing but the depth of activity is also increasing with the volume of transactions in Q2 2024 increasing by 17.5% when compared to Q2 2023.

With interest rates now on a downward trajectory and inflation back at government target helping construction, the residential market is back on an upward trajectory.



DUNDEE STUDENT MARKET

Dundee is home to two universities, the University of Dundee which is ranked 35th joint with Cardiff in The Times Good Student Guide and Abertay University which has recently been awarded the Times UK university of the year for teaching quality with state of the art facilities and a world renowned gaming course.

The full time student population in Dundee has grown to the largest it has been at over 16,000. International full-time students in Dundee are at the highest they have ever been but at 3,000 (19%) of student population but there remains room to increase this. Current supply of University PBSA including nomination agreements indicate Universities are unable to cover their respective accommodation guarantees. We have calculated that both universities have a supply of 2,400 beds yet have 6,120 students that should be guaranteed accommodation.



DUNDEE



Population of 147,268 according to 2021 Census



£1billion waterfront regeneration scheme

Dundee has a population of 147,268 persons according to the 2021 Census with an average age of 39 (females) and 36 (males). Historically, a city built on jute, jam and journalism, Dundee's economy is now light manufacturing, financial and business services, public sector and education.

However, in more recent years and with the support of the Universities, Dundee is becoming a growing centre for excellence in the bio-medical, bi-technology, software and digital industries.

Dundee can now boast a growing reputation as a centre for the computer gaming industry with Grand Theft Auto and Minecraft both originally developed in the City. This reputation has been instrumental in attracting "tech talent" to both study and work within the City.

The City has been further enhanced by the £1billion waterfront regeneration which has seen Dundee's waterfront transformed to include the V&A Museum, new rail station, as well as significant infrastructure investments within the area to open up sites for future growth and investment. Alongside this, the City will shortly be welcoming the Eden Project to the City and will start construction which will be landmark development for the City transforming the former Gas Works on Dock Street into a beacon for regeneration and green tourism and will be the Eden Project's first expansion outside of Cornwall.



Historically, a city built on jute, jam and journalism, Dundee's economy is now light manufacturing, financial and business services, public sector and education

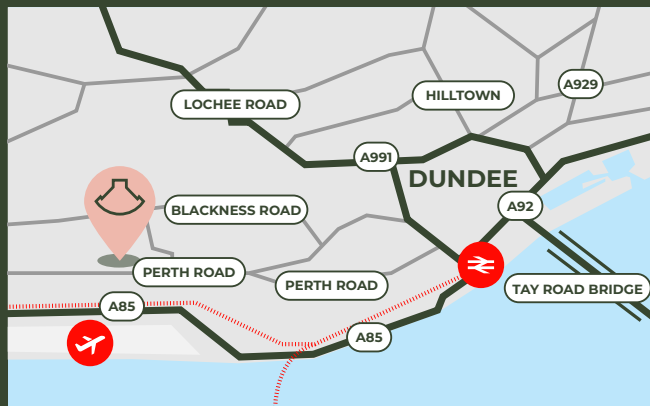


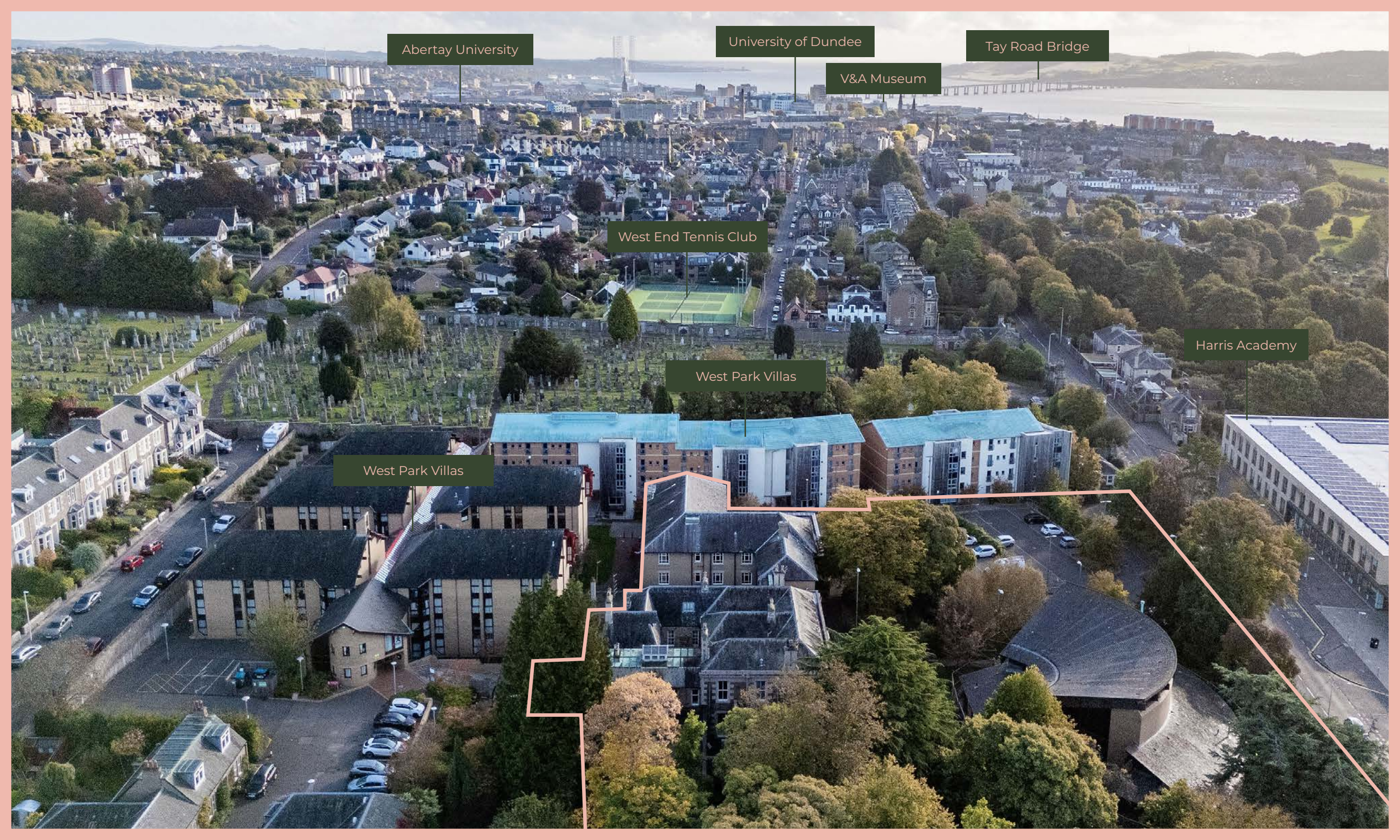
LOCATION

The property is located to the west end of Perth Road, a 15-minute walk from the City Centre, as well as The University of Dundee's main campus.

The site occupies a prominent corner position and is surrounded by good quality housing, Harris Academy, The University of Dundee's sports fields and the Botanic Gardens is also within its immediate vicinity.

Perth Road is one of the main arterial routes in and out of Dundee, with a number of bus services providing quick and easy access to the City Centre.





Abertay University

University of Dundee

Tay Road Bridge

V&A Museum

West End Tennis Club

Harris Academy

West Park Villas

West Park Villas





DESCRIPTION

The properties sit within a site shared with Westpark Villas, a village for university students.

Westpark is split into two buildings, the extended Mansion House and the Conference Centre.

The Mansion House is a B-Listed building arranged over ground and two upper floors and has been extended to the north, east and west elevations and until recently provided conference facilities, bedrooms and meeting spaces of different sizes, as well as restaurant, kitchen and catering facilities. The Listed section of the building provides ornate cornicing, wood panelling and period features making the accommodation internally striking.

The Conference Centre is a later edition made of brick and block construction arranged over ground with a small mezzanine level. The building is set out in a fan shape to provide auditorium facilities.



PROPOSED BOUNDARY



ACCOMMODATION

The properties provide the following approximate gross external areas:

Former Halls adjoining Mansion House	1,391 sq.m	14,974 sq.ft
Mansion House and Extension	1,668.5 sq.m	17,960 sq.ft
Conference Centre	705.8 sq.m	7,597 sq.ft
TOTAL	3,765.3 sq.m	40,530 sq.ft

APPROXIMATE SITE BOUNDARY

Access to the site will be provided from both Perth Road and West Park Road.

As part of the sales process the Title will be split from West Park Villas. Rights of access will be maintained for both parties.

It is intended that the front car park will be included in the sale. The West Park Villas student scheme will require use of two disabled car parking spaces and a right of access for Fire Safety and occasional access for student drop off during matriculation week.





WESTPARK

— DUNDEE —

BUSINESS RATES

The property has a total rateable value of £137,500.

TECHNICAL INFORMATION

A pack of information is available from Graham + Sibbald which includes Title Plans, Floor Plans, Asbestos Register, EICR Certificate, EPC which can be provided on request.

VAT

We have been advised that the property has not been elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

Anti Money Laundering checks are required to be undertaken by Law upon the Purchasers and Sellers associated. Any documents supplied will be retained securely in line with Data Protection Act Regulations.

OFFERS

Offers are invited for the heritable interest (Scottish equivalent of English Freehold) in the site. The properties will be sold with the benefit of vacant possession. Our clients are not required to accept the highest or indeed any offer received.

FURTHER INFORMATION AND VIEWING

Peter Fleming
07968 566 670
peter.fleming@g-s.co.uk

Andrew Dandie
07803 896 967
andrew.dandie@g-s.co.uk



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. A list of Partners can be obtained from any of our offices. 6. Date of Publication: November 2024. **Designed by thefifthhouse.co.uk**

