



# Baldragon Farm Development Site

Logan Crescent, Dundee, DD3 0ST

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Guide Price £225,000

# Property Description

The land at Baldragon Farm, just off Logan Crescent, extends to about 0.8 acres. It is being sold as a whole, and has Planning Consent for the erection of four houses - Dundee City Council Planning Reference No. 23/00808/PPPL.

All the major services are available close by at the road end of Logan Crescent which, is understood to include water, drainage, electricity, gas and BT.

## Location:

All of the amenities in Dundee including an excellent range of supermarkets, shops, and leisure facilities are close by. The area around Dundee provides easy access to some particularly outstanding and varied countryside with hills, woodland, river, farmland and coastline all close by. The result is a fine choice for the outdoor enthusiast with walking, cycling and riding all readily available

Dundee has a railway station and the local regional airport has regular flights to London.

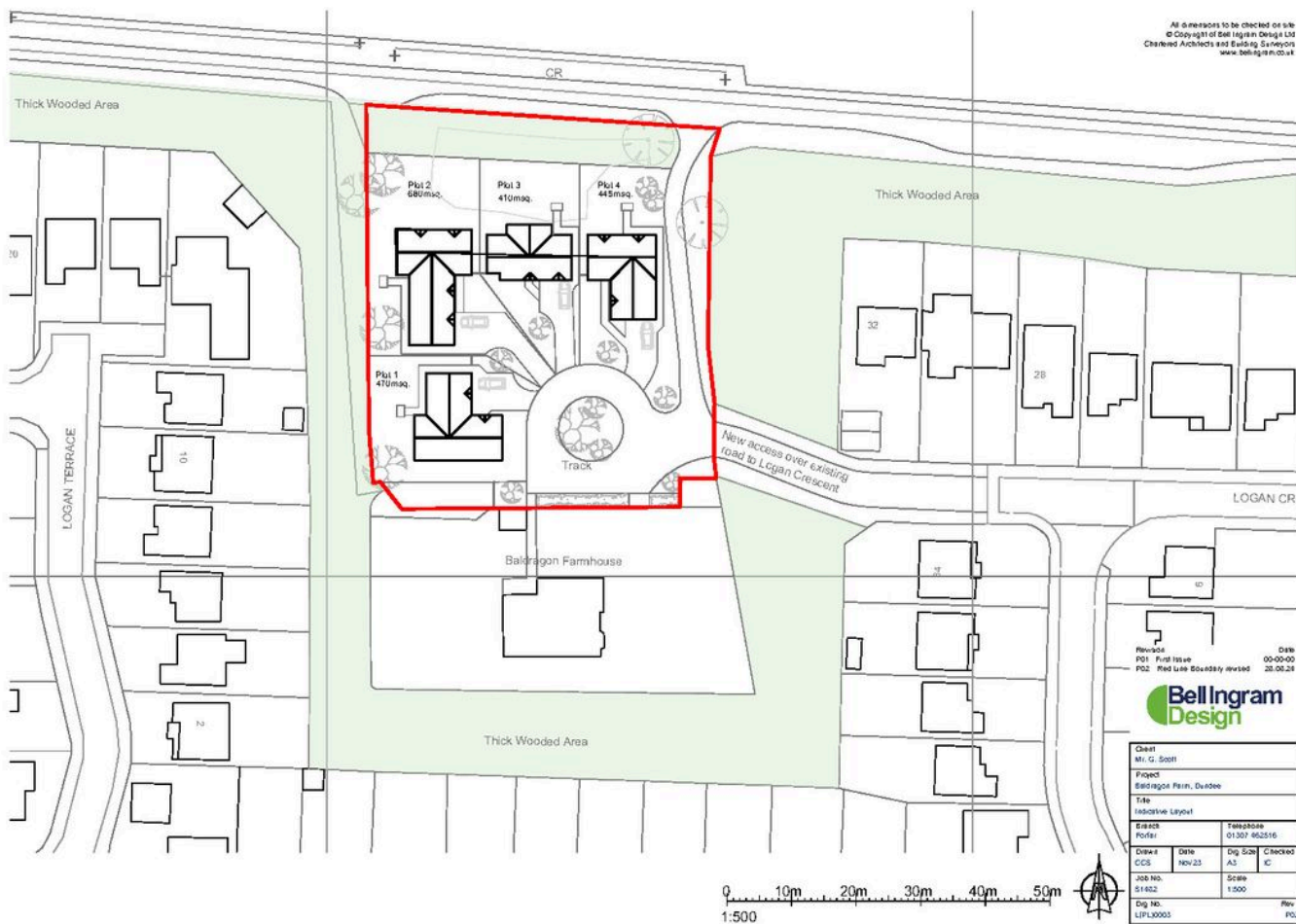


# Plans

Site  
0.8 acres (0.32 ha)

## Location

Approaching Dundee from the west, from the Swallow roundabout, continue on the A90 (Kingsway) for about 3.3 miles. At the roundabout, take the first exit signposted for Downfield and Strathmartine Hospital. Continue on the Strathmartine Road for a further 0.63 miles and at the roundabout take the second exit to stay on Strathmartine Road. After a further 0.62 miles, and at the next roundabout, take the first exit onto St Martin Avenue, and at the next roundabout take the third exit onto St Martin Drive. Take the third road on the right, which is Logan Crescent, and at the end turn left. The development site is straight ahead. - What3Words: ///dated.brand.beams



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# Details

## Local Authority

Dundee City Council

## Tenure

Freehold

## Services & Additional Information

All the major services are available close by at the road end of Logan Crescent which, is understood to include water, drainage, electricity, gas and BT.

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Enquire



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