Development Opportunity
Site 11, Dundee Central Waterfront

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Artist's impression for indicative purposes only

- Part of the extensive £1 billion transformation of Dundee Central Waterfront
- Located in close proximity to the state-of-the -art Train Station which accommodates in excess of 1.8 million passengers per year.
- Within a few minutes' walking distance of the V&A Museum which opened in September 2018 and is projected to attracted 500,000 visitors per annum.
- Overlooks Slessor Gardens, Tay Road Bridge and Riverside Esplanade.
- Site of approximately 1 acres (0.4 hectares)
- Suitable for commercial/office space.

Location

Dundee, the City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay on the east coast of Scotland.. The town is located approximately 22 miles north-east of Perth and 14 miles north of St Andrews and benefits from a resident population in the order of 148,000 persons and a catchment population in excess of 640,000 within a 60 minute drive time.

The city benefits from a central geographic location with 90% of the Scottish population within a 90 minute drive time. Dundee benefits from having a main rail station on the UK east coast line which has a passenger footfall of approximately 1.8 million each year. The city also has an excellent motorway network, regional airport and is a significant cruise ship port.

The subjects form part of the extensive £1 billion transformation of Dundee Central Waterfront which comprises approximately 240 hectares of development land stretching 8km alongside the River Tay together with the V&A Museum Of Design Dundee, an international centre for design for Scotland and the first ever design museum to be built in the UK outside London. The V&A Museum is housed in a world-class building at the heart of the Dundee Waterfront area and opened in September 2018 with anticipated visitor numbers in excess of 500,000 each year.

Description

Site 11 is located in the eastern area of Central Waterfront and benefits from a location overlooking Slessor Gardens, Tay Road Bridge and Riverside Esplanade.

The site extends to approximately 1 acres (0.4 hectares) and various plots are available ranging from 2,561 sq ft (238 sq m) to 7,319 sq ft (680 sq m). Uses are expected to comprise commercial / office space facing the Riverside Esplanade and Tay Road Bridge. Residential uses are being promoted on the upper floors overlooking Slessor Gardens with active ground floor uses below.

Site 11 is located within a few minutes' walk to the new state-of-the-art Railway Station which opened in July 2018 and comprises retail, café/bar, leisure/office and 120-bed Sleeperz hotel. The station benefits from 1.8 million passengers per year.

The site is also located in close proximity to the new V&A Museum which has attracted, on average, 6,000 visitors per day since opening in September 2018.

DISCOVER DUNDEE WATERFRONT

Further Information

To assist developers, a series of supporting documents have been produced which offer more detailed technical, design and planning guidance. These are:

- Dundee Central Waterfront Masterplan
- Planning and Urban Design Framework
- Site 11 Development Brief
- Strategic Infrastructure Plan (upon request to Dundee City Council)
- Site 11 Infrastructure Information (upon request to Dundee City Council)
- Dundee Local Development Plan
- Community Benefit Agreements : During Construction
- Community Benefit Agreement : End User
- Community Benefit Agreement : Living Wage
- Active Ground Floor Development Guidance

Contact

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