

Bradburne & Co

Chartered Surveyors, Estate Agents

Dundee 2 miles

**4-6 Boat Road
Newport-On-Tay, Fife**

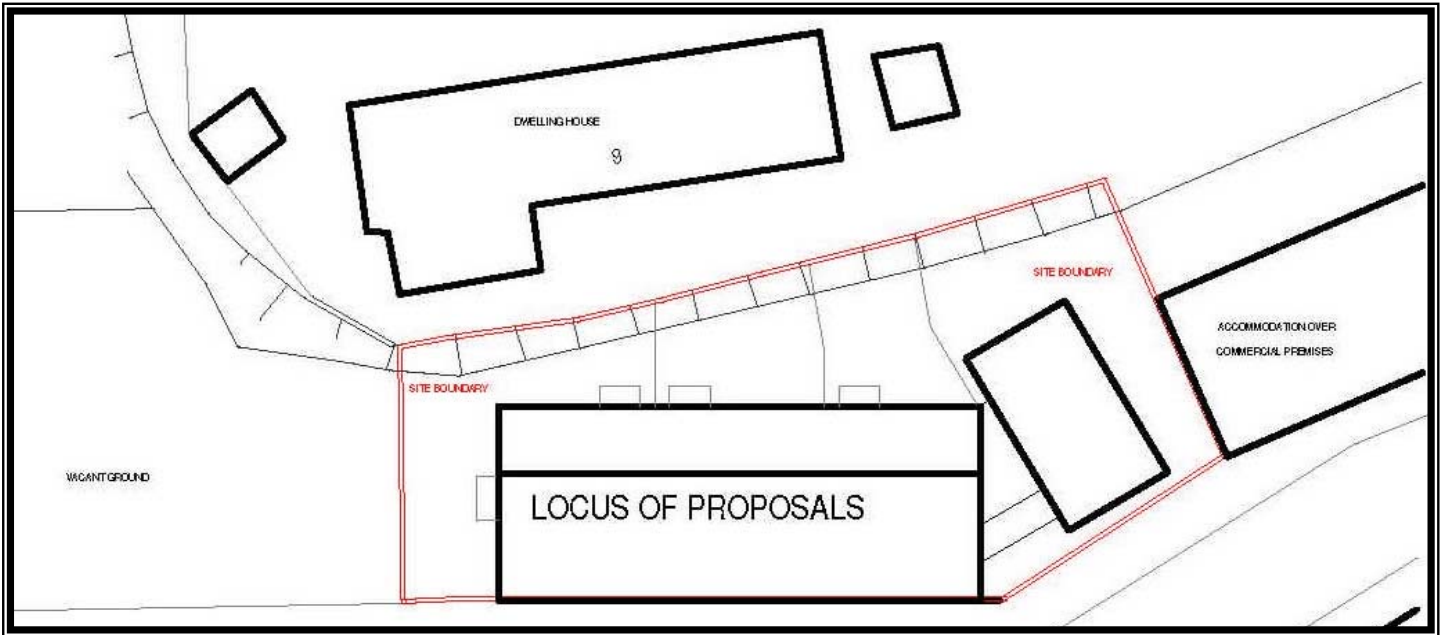
St Andrews 10 miles



**A TRADITIONAL STONE TERRACED BUILDING WITH
FULL PLANNING PERMISSION FOR CONVERSION
INTO THREE HOUSES AND ONE NEW BUILD HOUSE**

**Mains Services Nearby
First Floor Views Over River Tay**

139 South Street St Andrews Fife KY16 9UN
Tel: 01334 479479 Fax: 01334 474399
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GENERAL DESCRIPTION

4-6 Boat Road was formerly a research centre and sailing club premises for Newport on Tay across the road from the pier. Mainly built of stone under pitched slate roof it is ideal for the formation of three dwellings with a gap site at the west end allowing the new build house.

SITUATION

Newport-On-Tay has traditionally been a commuting village to Dundee and North East Fife towns. Boat Road overlooks the River Tay and the pier used by private boats. All day to day amenities are available in Newport-On-Tay including a range of shops, leisure centre, primary school and health facilities. The nearest train station is a Dundee, just across the bridge and the City also has an airport with direct flights to London.

DIRECTIONS

From the centre of Newport-on-Tay head west on West Road and turn right into Boat Brae which becomes Boat Road by the water. 4-6 are on the right opposite the pier. For route planning the postcode is DD6 8EZ.

VIEWING

The property is boarded up and any viewers carry out inspections of the external condition at their own risk.

PLANNING

New planning permission in place from January 2015 ref: 14/03743/FULL to convert the existing building into three dwelling houses and erection of one new end terraced house in the west gap site.

Further details are available from www.fifedirect.org.uk/planning.

Interested parties can receive an information pack from the Selling Agent.

The estimated floor areas are: east unit 105m², middle unit 122m², west unit 105m², new build 105m².

ASKING PRICE

Offers over £150,000 are invited for the whole.

OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2012 Licence Number 100010747.