



Thorntons 
The right way to move

Montpelier Smithy House

Drumgeith Road, Dundee
DD4 0PB



Summary

Occupying a generous plot on Drumgeith Road, this exciting development opportunity benefits from planning permission in principle for the erection of seven dwellinghouses. The largely level site extends to substantial garden ground, currently accommodating a detached bungalow and outbuildings, and is bordered by established trees and neighbouring residential properties. Offering excellent scope for redevelopment, the plot enjoys a convenient setting within a well-connected area of Dundee, close to local amenities, schooling, and transport links. This is an ideal opportunity for developers or investors seeking a well-positioned site with clear development potential in a popular residential location.

Features

- Planning permission in principle for 7 dwellinghouses (Ref: 25/00494/PPPL)
- Generous, predominantly level plot
- Existing bungalow and outbuildings on site
- Established residential surroundings
- Mature trees and boundary screening
- Convenient Dundee location close to amenities and transport links



“Offering excellent scope for redevelopment, the plot enjoys a convenient setting within a well-connected area of Dundee”





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“Existing bungalow and
outbuildings on site”



MOTS



Site Plan



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 Planning Suite
 Carrigrohane, Co. Cork
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 www.voigtarchitects.ie

Proposed Development Site
 The Old Greasy Cottage
 Drumgeith Road Dundee
 DD4 6PB

Site Summary:

- 7no. New Plots
- 1no. existing house demolished
- 5no. trees removed
- 15no. new trees planted as compensatory

COLOUR KEY:

- Downtakings
- Common Ground
- Private Garden
- New Road
- New Pavement
- New Parking
- New Trees

1. THIS DRAWING IS A COMMITMENT ON BEHALF OF VOIGT ARCHITECTS LIMITED
 2. ALL DIMENSIONS MUST BE APPROVED BY LOCAL AUTHORITY BEFORE PROCEEDING
 3. ALL CONSTRUCTION WORKING MUST BE TO THE UNDERTAKING OF THE
 UNDERTAKING CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS
 4. IN ALL CASES THE UNDERTAKING CONTRACTOR MUST OBTAIN NECESSARY PERMITS
 FROM THE LOCAL AUTHORITY BEFORE PROCEEDING

Proposed Site Plan
 Preferred Option

S.D.L.
 1:200 @ A3
 1/1/2024

PLANNING 3345-PD-01



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