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Site of Former St Margarets Primary School, Lauderdale Avenue | Dundee



Development opportunity | Offers invited



Site of Former St Margarets Primary School, Lauderdale Avenue,
Dundee DD3 9BA

Total Area: 0.827 Hectares or thereby

For further information phone 01382 433138/433430



LOCATION

The site is located within the Strathmartine ward of the city, approximately three miles north of the city centre. The site has a prominent frontage to Lauderdale Avenue and return frontages to Lauderdale Place, Nithsdale Avenue and Teviotdale Avenue. Surrounding properties are of a mixed tenure and include both private and Local Authority housing. Neighbourhood shopping facilities are available within a few minutes walk. The site has easy access to the Kingsway and the trunk road network and is well served by local bus services.

DESCRIPTION

The site extends to 0.827 ha (2.04 acres) or thereby and was occupied by the former St Margarets RC Primary School. The school has subsequently been demolished and the site cleared. The site is generally flat.

PLANNING ISSUES

Housing is the prevailing use in the surrounding area and is the preferred use for this site. It is identified as a housing site in The Local Development Plan (Appendix 2, Site H61 – Lauderdale Avenue) with an indicative capacity of 33 units.

A Housing Site Information document has been prepared which contains detailed character profiles for each of the housing sites that are allocated in the Dundee Local Development Plan 2014. This document can be accessed from the City Council's website:

http://www.dundee.gov.uk/sites/default/files/publications/CD_LDP_Housing_Site_Information_Jan14.pdf

With regard to Planning queries on the site, any prospective purchaser should consult:

Gary Knox
Senior Planning Officer
City Development Department,
Planning Division,
Dundee House,
North Lindsay Street,
Dundee,
DD1 1LS.
e: gary.knox@dundee.gov.uk

SERVICES

No warranty is given with regard to the provision or working order of any services and any prospective purchaser should therefore satisfy themselves as to the current condition. Mains drainage, electricity, gas and water are understood to be available in the vicinity.

GROUND CONDITIONS

For the information of prospective purchasers, part of the site was occupied by the former school building, the demolition of which was undertaken by machine demolition.

Substructure and foundations within the building footprint were removed and infilled with suitable granular fill placed, compacted in layers and overlain by 150mm of topsoil. The depth of compacted fill beneath the footprint of the demolished building is circa 2.0m. Perimeter substructure walls which retain the hardstanding areas have been left in situ to protect the hardstanding. Similarly, drainage runs have been capped but relic inspection chambers exist in areas of hardstanding. A substation exists in the north east corner of the site.

The purchaser will require to satisfy themselves as to the suitability of the site for their development.

LEGAL FEES

Each party will be liable for their own legal fees in connection with the disposal of the subjects.

OFFERS

Offers in excess of £390,000 are invited from interested parties and should be submitted in formal Scottish legal terms.

Offers should be sealed using the official label issued by this department, endorsed **'Site of Former St Margarets Primary School, Lauderdale Avenue, Dundee'** and must be lodged with the **Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY** on or before **10am on Friday 28th April 2017**.

Failure to use the official label in the prescribed manner may, at the discretion of the Council, result in the offer not being considered. The label must be affixed to the front of the envelope, folded and sealed across the flap. It should be noted that the Council is not bound to accept the highest or indeed any offer. Faxed or emailed offers will not be considered.

OUTLINE TERMS REQUIRED

Offers should be made having regard to the following: The offer should state the assumed number of housing units to be developed from which a price per unit can be calculated. In the event of the detailed planning permission granting a greater number of housing units to that stated in the offer, an additional payment shall be made to the seller on the date of entry.

This additional payment shall be calculated by multiplying the price per unit by the number of additional units, for which planning permission has been granted over and above the number of housing units stated in the offer.

Any conditional offer which is subject to receipt of satisfactory planning consent, environmental surveys, ground condition surveys or others, shall include a timing for obtaining and confirming satisfaction with said consents/surveys.

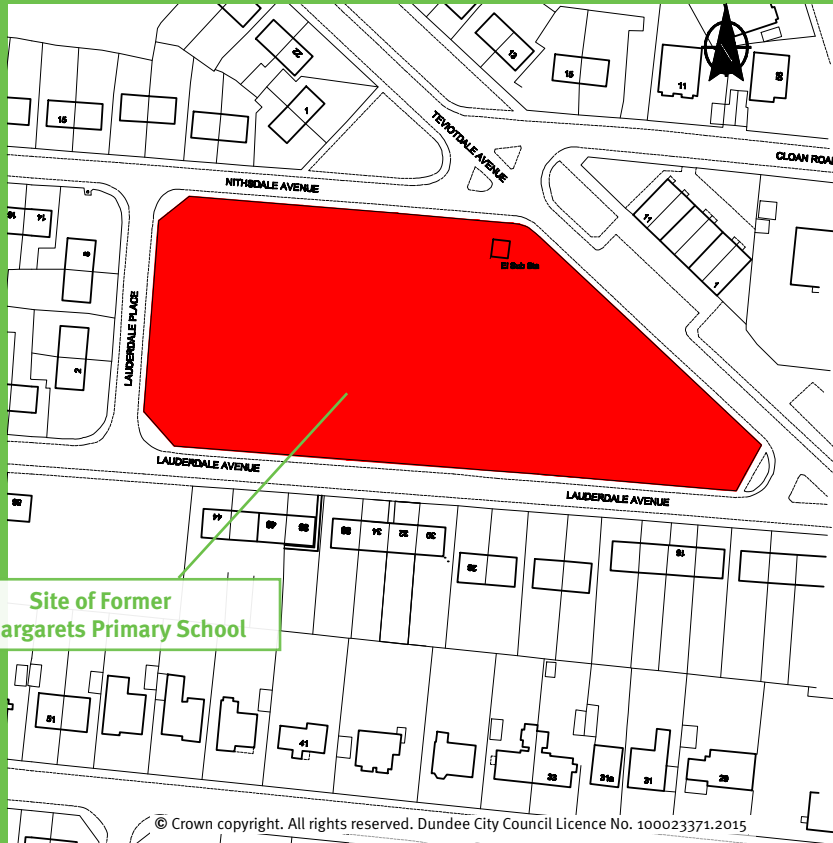
Should any of the timings in the offer not be met, the seller reserves the right to withdraw from the transaction without liability for costs incurred by the other party. The seller, having sole discretion, may grant such extension of time if they are satisfied that all reasonable efforts are being made by the purchaser to meet the stated development programme.

The date of entry shall be no later than 10 working days following the last confirmation of satisfaction of consents/surveys.

The date for commencing works on site, in accordance with the planning permission granted, should be stated and must not exceed 52 weeks from the date of granting planning permission.

NOTES

- Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed.
- Interested parties should satisfy themselves as to all details.
- The particulars are prepared for guidance only and form no part of a binding contract.
- No responsibility is taken for expense incurred, should the property be withdrawn at any time.
- The Council is not bound to accept the highest or any offer.



Site of Former
St Margarets Primary School

For further information contact:

David Godfrey or Lesley McCallum
Asset Management & Property Development
City Development Department
Property Division
Dundee House
North Lindsay Street
Dundee, DD1 1LS

e. david.godfrey@dundeecity.gov.uk
e. lesley.mccallum@dundeecity.gov.uk