

14 & 16A Rankine Street, Dundee DD3 6DZ



For Sale



Development opportunity |



Development Opportunity - 14 & 16A Rankine Street
Dundee DD3 6DZ
Total Area: 0.343 Hectares or thereby
For further information phone 01382 433138/433430



LOCATION

The property is situated on the north western periphery of the city centre on Rankine Street a short distance from its junction with Lochee Road. This is a convenient location within walking distance of the city centre, the University of Dundee and Abertay University. The surrounding area is predominantly residential in nature and is well served by local bus services and nearby neighbourhood shops.

DESCRIPTION

The subjects comprise a partially cleared site and a traditional detached stone villa accessed from Rankine Street on a site extending to approximately 0.343 hectares as follows:

14 Rankine Street - this is a cleared site formerly occupied by Dudhope Day Nursery. The building was demolished circa 2015 and further details are available on request.

16A Rankine Street - a 2 storey and attic stone villa with slated roof most recently used as a residential care facility providing living accommodation together with offices, a fitted kitchen, toilet/bathrooms and ancillary stores. The building benefits from a gas central heating system and an intruder alarm.

Both No 14 and No 16A have extensive garden areas sloping southwards towards Lochee Road. In addition, there is a grassed area immediately to the west of No 16A. The subjects also include a single garage fronting on to Lochee Road.

PLANNING

The site at 14-16A Rankine Street has not been allocated for any particular use within the Dundee Local Development Plan 2014. There may be the potential for residential use subject to the proposed development meeting the policy requirements of the Dundee Local Development Plan 2014 and the relevant Appendix 3 - Inner City Standards. The retention of a street building line fronting onto Rankine Street would be an important requirement of the redevelopment of the site.

Interested parties are encouraged to contact the Council's Planning Service to discuss proposed uses for the site. Any prospective purchaser should consult Gary Knox, Senior Planning Officer, City Development Department, Planning Service, Dundee House, North Lindsay Street, Dundee, DD1 1LS. Email gary.knox@dundee.gov.uk

FLOOR AREAS

Measured gross internally are approximately:

Ground floor	1,189sqft (110sqm)
First floor	1,071sqft (100sqm)
Half Landing	189sqft (18sqm)
Attic	789sqft (73sqm)
TOTAL	<u>3,238sqft (301sqm)</u>

SERVICES

Mains drainage, electricity, gas and water are understood to be installed.

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.

RATING

14 Rankine Street has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as £0.

16A Rankine Street is currently included on the Council Tax List as being in Band D.

ENERGY PERFORMANCE CERTIFICATE

A current Energy Performance Certificate is available on demand.

OFFERS

Offers in excess of £210,000 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 **“14 & 16A Rankine Street, Dundee, DD3 6DZ” and must be lodged with the Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY on or before 10am on Friday 15th September 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

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.

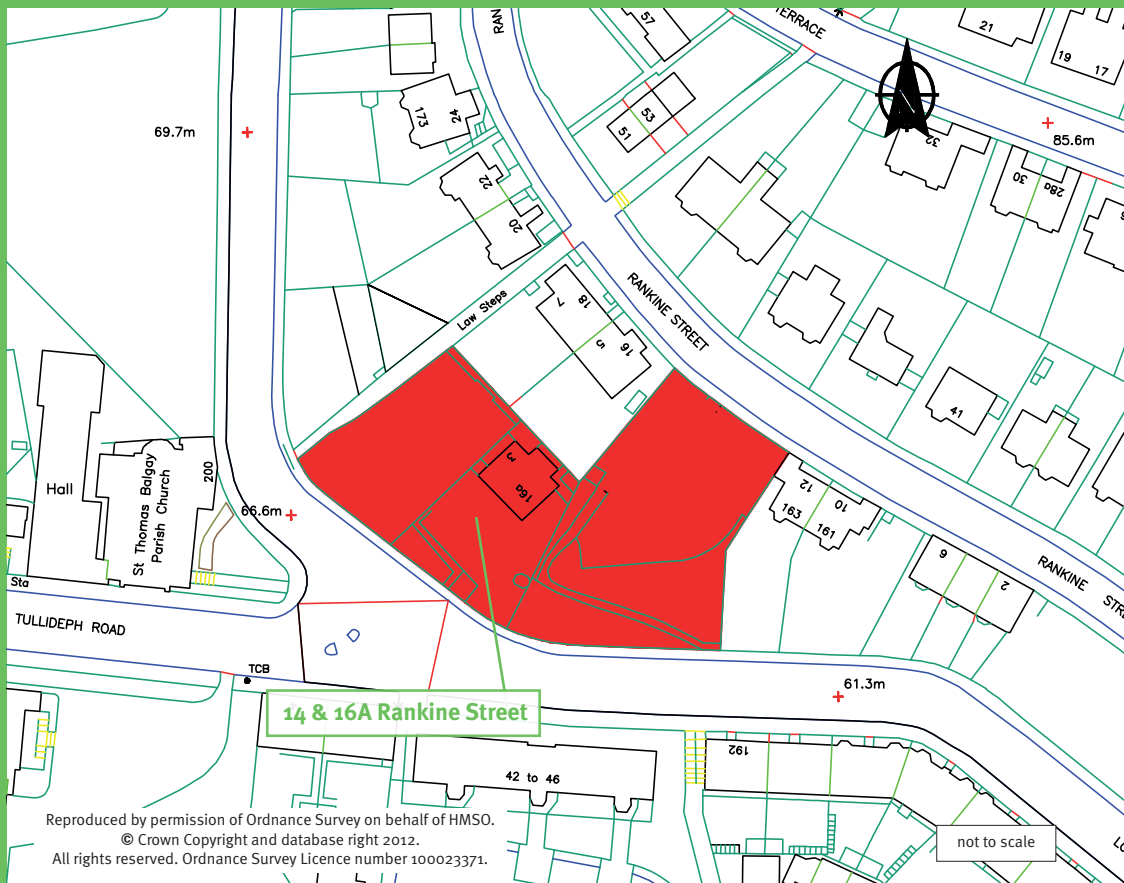
Should any of the timings in the offer not be met, the seller reserves the right to withdraw from the transaction without liability for costs incurred by the other party. The seller, having sole discretion, may grant such extension of time if they are satisfied that all reasonable efforts are being made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

The date 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.

LEGAL FEES

Each party will be liable for their own legal fees.





The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.

For further information contact:

David Godfrey (t. 01382 433138) or
Lesley McCallum (t. 01382 433430)
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 Property Division
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