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Site of Former Downfield House, East School Road | Dundee



Development opportunity

Offers in excess of £300,000 are invited



Site of Former Downfield House, East School Road,
Dundee DD3 8NX
Total Area: 0.31 Hectares or thereby
For further information phone 01382 433138/433430



LOCATION

The property is located within the Strathmartine ward of Dundee, approximately three miles north of the city centre close to the junction of Strathmartine Road and the Kingsway. Enjoying road frontages to Strathmartine Road, East School Road and Bank Avenue, the immediate surrounding area is primarily occupied by private housing. There are local shops a short distance away and the Kingsway Retail Park, supermarkets and primary and secondary schools are in the wider area. As well as having a convenient location that has easy access to the Kingsway and the trunk road network, the property is also well served by local bus services.

DESCRIPTION

The subjects comprise Downfield House together with the adjacent car parking area. Dating from the late 19th century, Downfield House is principally a 2 storey stone building with a pitched and slated roof that has been extended to the north and south by either single or two storey buildings all of which are linked internally to the main building.

Originally built as a primary school, the building was converted to office use in 2009. The conversion works

have retained much of the original layout and provide areas of open plan accommodation and some smaller private offices together with ancillary kitchen, staff and toilet facilities. Many of the original features such as the tall windows, timber wall panelling below window height and some ornate fire places are still in situ. The building is served by a gas fired central heating system and has double glazing in the majority of windows.

The property benefits from an extensive car parking area with a tarmac surface which is enclosed either by stone walls or iron railings fronting on to the adjacent streets. There are also 2 small detached stone outbuildings located in the car park.

The gross internal floor area is approximately 1,030 square metres.

The site extends to approximately 0.31 hectares.

Note - There is currently a telecommunications mast on the site. Purchasers are advised that it is the seller's intention to relocate this mast prior to the date of completion of any sale of the property.

PLANNING ISSUES

The Downfield House site has not been allocated for any particular use within the Dundee Local Development Plan 2014. There may be potential for the conversion/reuse of the site to residential use subject to the proposed development meeting the policy requirements of the Dundee Local Development Plan 2014 and the relevant Standards.

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. E-mail gary.knox@dundeecity.gov.uk

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 position.

RATING

Downfield House has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as £64,700. The telecommunications mast is a separate entry in the Valuation Roll.

ENERGY PERFORMANCE CERTIFICATE

A current Energy Performance Certificate is available on demand.

TERMS

Offers in excess of £300,000 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 **'Downfield House, East School Road, Dundee, DD3 8NX'** and must be lodged with the **Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY** on or before **10am on Friday 2nd March 2018**.

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

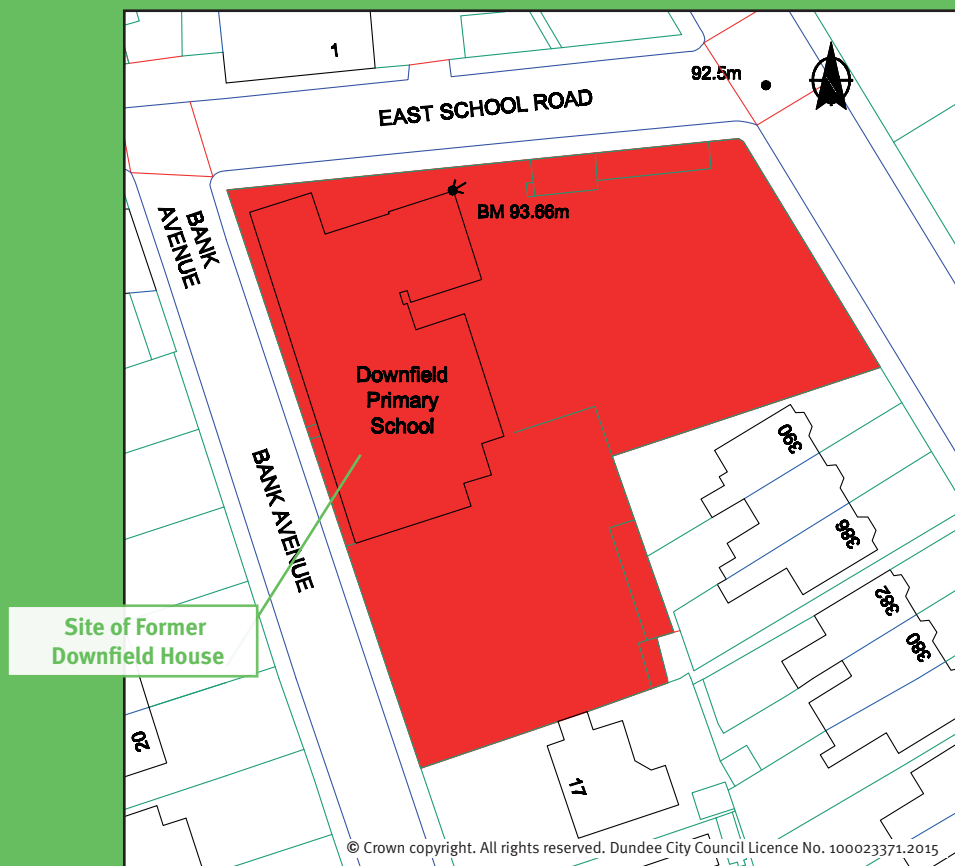
The date for commencing works on site, in accordance with the planning permission granted, should be stated and must not exceed 52 weeks from the date of granting planning permission.

LEGAL FEES

Each party will be liable for their own legal fees.

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.



For further information contact:

David Godfrey (t. 01382 433138) or
Lesley McCallum (t. 01382 433430)
 Asset Management & Development
 City Development Department
 Dundee City Council
 Dundee House
 50 North Lindsay Street
 Dundee
 DD1 1LS
 e. david.godfrey@dundeecity.gov.uk
 e. lesley.mccallum@dundeecity.gov.uk