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Development Opportunity | H28 Tranent Grove, Whitfield | Dundee



Offers in excess of £1,000,000 are invited



Development Opportunity
H28 Tranent Grove, Whitfield, Dundee
For further information phone 01382 433138/433430



LOCATION

The site is located within the North East ward of the city, approximately three miles north east of the city centre. The site has a prominent frontage to Lothian Crescent with a return frontage to Tranent Grove. The Crescent neighbourhood shopping centre is located within a few minutes walk. Surrounding properties are of a mixed tenure and include both private and public housing.

DESCRIPTION

The site extends to 3.65 hectares or thereby as shown coloured red on the plan. The site was occupied partly by residential buildings of the Skarne design which were demolished around 1992 and partly by St Matthews Primary School which was demolished around 1998.

PLANNING ISSUES

Housing is the prevailing use in the surrounding area and is the preferred use for this site. It is identified as an Allocated Housing Site of the Dundee Local Development Plan 2019 (Appendix 3, Site H28 – Tranent Grove), with an indicative capacity of 70 units.

A Development Site Assessment document contains more detailed information for the site referenced as H28 in the Dundee Local Development Plan 2019. A copy of this document can be obtained by contacting our Planning Department via the contact details stated below.

Residential developments in Whitfield built for private sale are required to contribute towards the cost of infrastructure provision both on and off site. Contributions of £4,337.17 per house (indicative figure at February 2019 to be index linked as at date of granting of planning consent) are required in addition to the purchase price. Developments

with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development. Further details can be obtained from the City Councils website:

https://www.dundee.gov.uk/sites/default/files/publications/developer_contributions_2019_final.pdf

Further information regarding the redevelopment of the wider Whitfield area can be found from the City Council's website:

https://www.dundee.gov.uk/sites/default/files/publications/whitfield_planning_framework_2018_sept_19.pdf

Prospective purchasers should address any Planning queries to:

The Planning Team
City Development Department
Planning Division
Dundee House
North Lindsay Street
Dundee
DD1 1LS

e: planning@dundee.gov.uk

SERVICES

Mains drainage, electricity, gas and water are understood to be available in the vicinity.

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.

GROUND CONDITIONS

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

LEGAL FEES

Each party shall be responsible for their own legal expenses in connection with the transaction, with the purchaser responsible for any Land and Buildings Transaction Tax and VAT liability incurred thereon.

OFFERS

Offers in excess of £1,000,000 are invited from interested parties and should be submitted in formal Scottish legal terms.

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 detailed planning permission being granted for 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. The 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.

Offers should be sealed using the official label issued by this department, endorsed '**H28 – Tranent Grove, Whitfield, Dundee**' and must be lodged with the **Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY** on or before **10am on Friday 6th September 2019**.

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

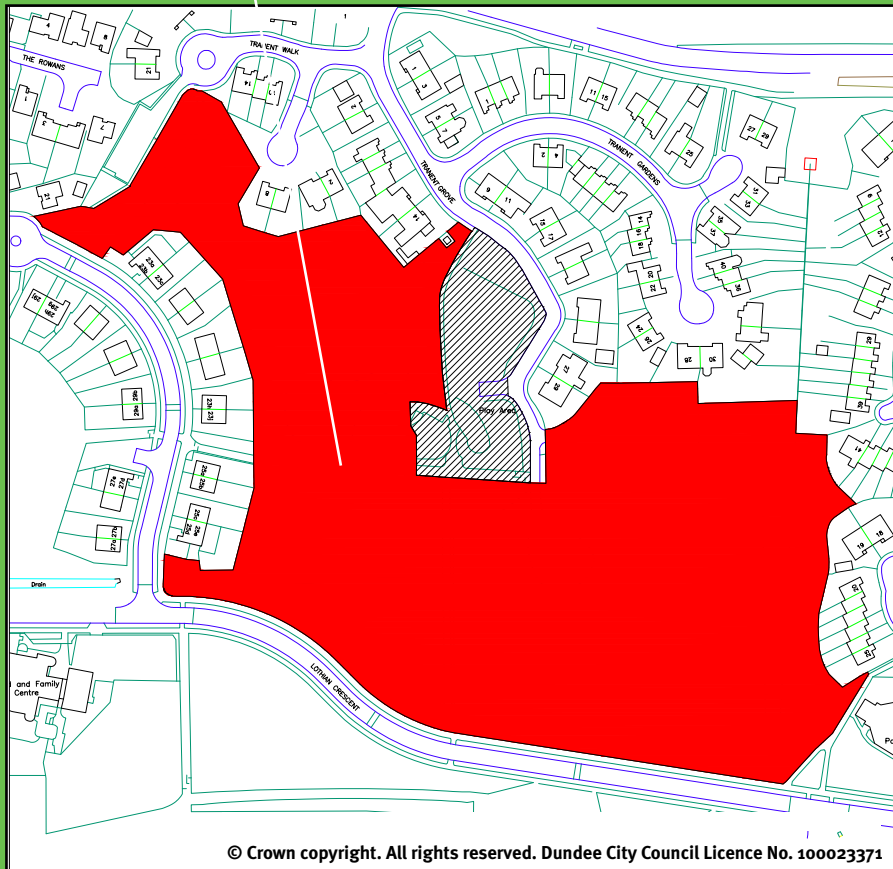
Any conditional offer which is subject to receipt of satisfactory planning consent, environmental surveys, ground condition surveys or others, shall include a timing for obtaining and confirming satisfaction with said consents/surveys.

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.

H28 Tranent Grove, Whitfield, Dundee



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 neither warranted nor guaranteed. All statements are made without responsibility on the part of Dundee City Council and interested parties should not rely on the information contained in the document but should satisfy themselves as to its accuracy. Dundee City Council shall not be liable in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.

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
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DD1 1LS
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