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Conversion and Development Opportunity | Former Rockwell High School | Lawton Road, Dundee DD3 6SY



Offers in excess of £750,000 are invited



Former Rockwell High School, Lawton Road DUNDEE DD3 6SY

For further information phone 01382 433138/433430

LOCATION

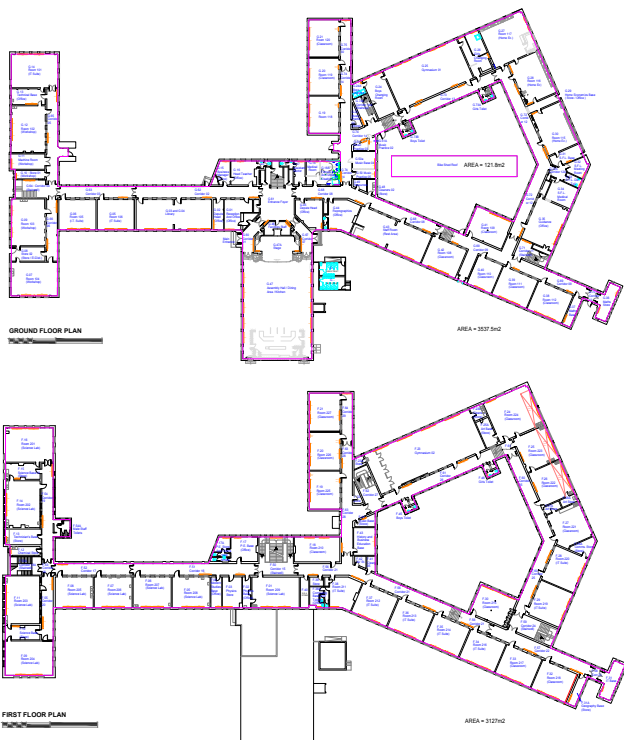
The property is situated within a predominantly residential area approximately one mile north west of the city centre. A wide range of amenities is available within easy walking distance and the area is well served by local bus services.

DESCRIPTION

The subjects comprise the former Rockwell High School which is a two storey detached building built in 1930 to a design by Allan & Frisken Architects.

The building is primarily of traditional solid brick construction with slated roofs and has a fairly unusual layout comprising 3 blocks off the main entrance hall. The western (front) section provides a T shaped block comprising a series of large class rooms entered off a corridor. The middle section only extends over ground floor level but is a double height building that was formerly the dining/assembly hall. To the east (rear) the building is formed in a pentagon shape around a central courtyard and as with the front section provides a series of classrooms off a corridor.

An indicative layout is shown on the plans below.



Not to scale

The approximate Gross Internal Floor Areas scaled from CAD drawings are as follows:

Floor	Main Building (excluding temporary structures)
Ground floor	3,538 sqm
First Floor	3,127 sqm
Total	6,665 sqm

The site extends to approximately 1.11 hectares (2.75 acres) or thereby. Currently the main access to the site is from Lawton Road however it should be noted that this access is shared with the Rockwell Learning Centre immediately to the south of the subjects. A continuing right of access to the Rockwell Learning Centre will be reserved by the Seller as part of any disposal of the subjects as shown coloured blue on the location plan.

SERVICES

No warranty is given with regard to the provision or working order of any services and any prospective purchaser should carry out their own investigations prior to purchase however mains drainage, electricity, gas and water are understood to be installed.

PLANNING

The Former Rockwell High School, Lawton Road is not designated for any particular use within the **Dundee Local Development Plan 2019**. The property is a Category B Listed Building therefore any forthcoming proposals should seek to preserve and enhance the historic integrity of the building and its setting. Proposed redevelopment of the property and the surrounding site should seek to reflect the relevant policy requirements set out in the Dundee Local Development Plan 2019.

Interested parties are encouraged to contact the Council's Planning Team to discuss proposed uses for the site at Planning Team, City Development Department, Dundee House, North Lindsay Street, Dundee, DD1 1LS or by e-mail: planning@dundeecity.gov.uk

RATING

The property has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as £130,000.

ENERGY PERFORMANCE CERTIFICATE

The property has a Building Energy Performance Rating of C.

A current Energy Performance Certificate is available on demand.

OFFERS

Offers in excess of £750,000 are invited from interested parties and should be submitted in formal Scottish legal terms. Whilst offers are invited, it is possible that a closing date may be set. Interested parties are asked in the first instance to confirm their interest to the Council in writing (by email) via the contact details listed on page 4 so that they can be notified of any closing date. It should be noted that the Council is not bound to accept the highest or indeed any offer.

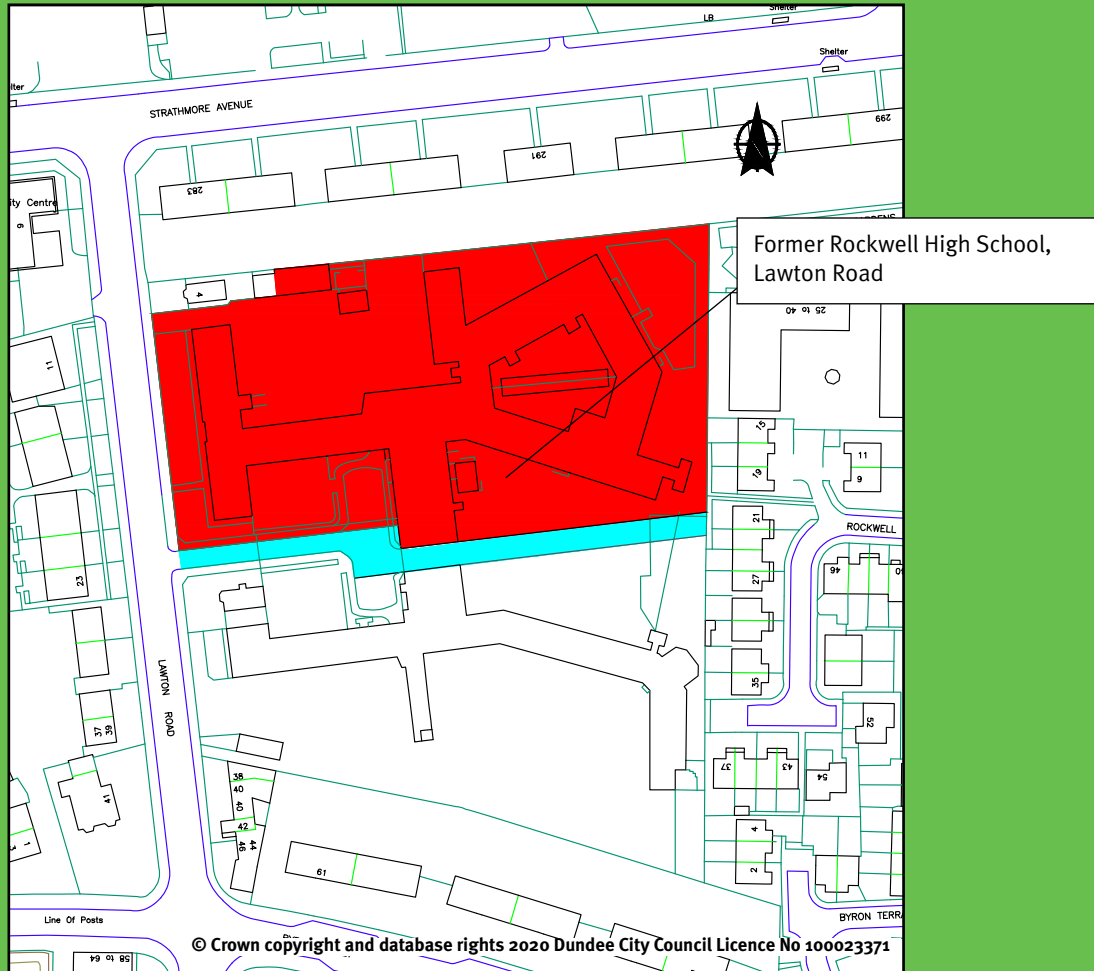
OUTLINE TERMS

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.

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.





Area coloured blue shows the approximate area where access rights will be reserved.

The information contained in this document is intended as a guide only and forms no part of a binding contract. 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 Dundee City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy. Dundee City Council will not reimburse any costs (in part or in whole) incurred by any individual or party proposing to offer for the subjects or in the event that the property is withdrawn from the market. All prices and rentals are quoted exclusive of VAT unless otherwise stated.

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For further information contact:

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