

Property Schedule

Development Opportunity | Dudhope Castle, Barrack Road, Dundee DD3 6HF



For sale or To let



Dudhope Castle, Barrack Road, Dundee DD3 6HF
For further information phone 01382 433138/ 434658



Dundee City Council seeks a new custodian for this historically significant building. Offers are sought from interested parties with the experience, means and vision to preserve or improve this important part of Dundee's heritage.

Dundee City Council seeks offers for sale, or long lease of the subjects, however offers for shorter leases may be considered.

INTRODUCTION

Situated on the northern banks of the River Tay, Dundee is Scotland's fourth largest city, with a population of around 150,000. In 2019 Dundee was named the best place to live in Scotland by The Sunday Times.

Dundee is also an ideal place to invest: a dynamic, ambitious city with a remarkable history and an exciting future driven by the ongoing development of Dundee Waterfront and a wave of investment that is transforming the economy. The Waterfront and the city offers high quality infrastructure, excellent educational institutes and a range of leisure amenities whilst also offering very reasonable living and employment costs.

The recently opened V&A Dundee welcomed 500,000 visitors in its first six months and contributed more than £21 million to the Dundee Economy in its first year.

The recently signed £700m Tay Cities Deal will transform the Region's economy and help secure a massive boost in the Region's Culture and Tourism sector, building on the success of V&A Dundee. The Tay Cities Deal includes four major Dundee projects – cyberQuarter, the Tay Cities Bio Medical Cluster, Discovery Point and the Aviation Academy Scotland at Dundee Airport.

The Council is also supporting partners Scottish Enterprise and Michelin in establishing Michelin Scotland Innovation Parc that will support the transformation of the site and also the development of a flagship Innovation Hub.

An exciting opportunity has now arisen for the sale or lease of one of Dundee's most famous historic buildings. Dating back to around 1588, Dudhope Castle is the principle seat of the Scrymgeour family, hereditary Constables of Dundee, from whom it passed to Lord Hatton and John Graham of Claverhouse – the legendary 'Bonnie Dundee'. Over the years the building has also been used as a Woollen Mill, Military Barracks, and following its most recent renovation in 1989, Offices.

Preliminary discussions have taken place with the Planning Service regarding possible future uses of Dudhope Castle and these include a hotel, offices, serviced apartments, or residential.

DESCRIPTION

The property is located within Dudhope Park which is situated on the northern periphery of the city centre. The site extends to **0.69 hectares (1.71 acres)** or thereby.

Featuring an L shaped layout over four principal floors, the building is of traditional stone wall construction, rendered externally with a slated roof.

The accommodation comprises:

Basement Floor – Two Apartment Caretakers Flat and three additional Store Rooms.

Ground Floor – Conference Room, Training Room and two Offices with ancillary accommodation.

First Floor – Five Offices with ancillary accommodation.

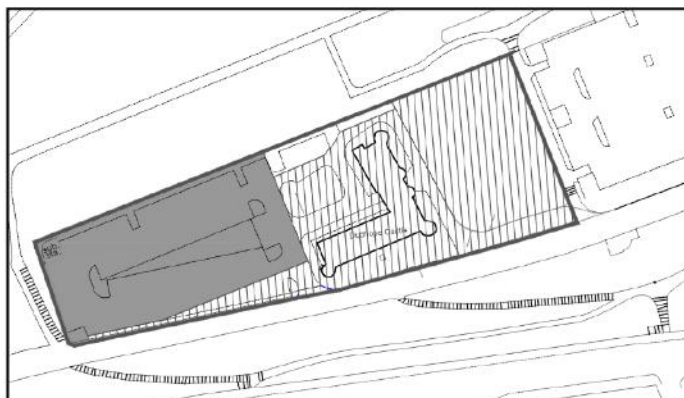
Second Floor – Two open plan Offices and four further Offices with ancillary accommodation.

Third Floor – Training Room, open plan Office and three further Offices with ancillary accommodation

PLANNING ISSUES

The Council's Planning Service has advised that preservation of existing external features surrounding the castle, including the historic lamp posts and floral garden, will be expected. The car park area, to the west of the castle, could be utilised as part of the redevelopment opportunity, respecting the important nature and listing of the existing castle. Redevelopment of the subjects will ensure the condition and integrity of the building does not deteriorate over time and secure the long-term future of an important heritage building.

The area shown hatched on the attached plan, which includes the formal garden to the east of the Castle and the Category B listed well to the south, will require to be preserved to protect the setting of the listed building. No new building will be permitted in this area. The Category A listed castle will require to be sensitively restored and converted to retain its character through high standards of conservation and design, and by using traditional materials and techniques. The area shaded on the attached plan, will be suitable for limited new build development, which may add to the viability for prospective developers.



Development proposals should be compliant with the requirements of the Dundee Local Development Plan 2019, particularly in relation to Policy 28 (Protecting and Enhancing the Dundee Green Network) and Policy 49 (Listed Buildings). Policy 10 (Design of New Housing) and Policy 12 (Formation of New Residential Buildings) along with Appendix 4 would be particularly relevant to any proposed residential development.

Pre-application discussions with the Planning Service are strongly encouraged. Discussions with Historic Environment Scotland will also be required given the listed status of the Castle.

Due to the location adjacent to Dudhope Park, there is a high level of pedestrian movement in and around the site. In addition, an existing core path route runs along the southern access road at the front of the site. It is expected that development proposals will continue to support and enhance these.

Any proposed development within the site will have to show that any existing or proposed access meet current standards and are suitable for the proposed use.

Vehicle access should be taken from the existing access point on Barrack Road and not from the westerly Lochee Road junction.

In order to prioritise and secure the long term future of the Listed Building, restoration works shall require to be undertaken as an initial phase. Therefore, the phasing of any new development shall require to be considered and agreed as part of any proposed disposa

Development proposals will be expected to incorporate works to allow for the restoration and conversion of the Castle building. This will also include restoration works in relation to the formal garden and adjacent Listed Well.

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@dundeecity.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 however mains drainage, electricity, gas and water are installed.

RATEABLE VALUE

The property has been assessed for non-domestic rates and the Rateable Value is stated on the current Valuation Roll as £88,900.

ENERGY PERFORMANCE CERTIFICATE

The property has a Building Energy Performance rating of D. The full Energy Performance Certificate is available on request.

LEGAL FEES

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

OFFERS

Offers 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 and interested parties are asked in the first instance to confirm their interest in writing (by email) to the Council via the contacts listed below so that they can be notified in the event of a closing date being set.

Any offer should include a brief outline of the proposals for the building together with a timescale for the proposed works.

Prospective purchasers will also be required to evidence high quality development credentials and significant levels of sensitivity as to how their development proposals might impact upon the building and local environment.

Any prospective purchaser will be expected to enter into pre application discussions with the Council's Planning Service and Historic Environment Scotland.

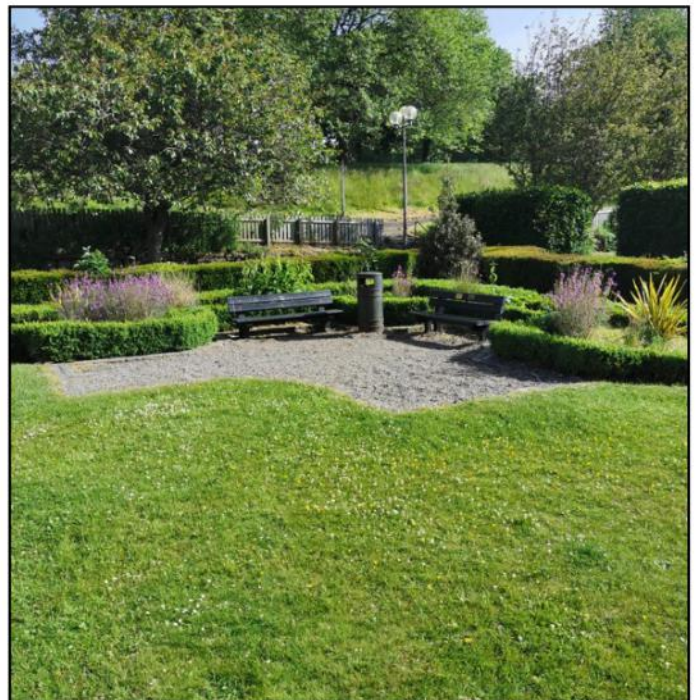
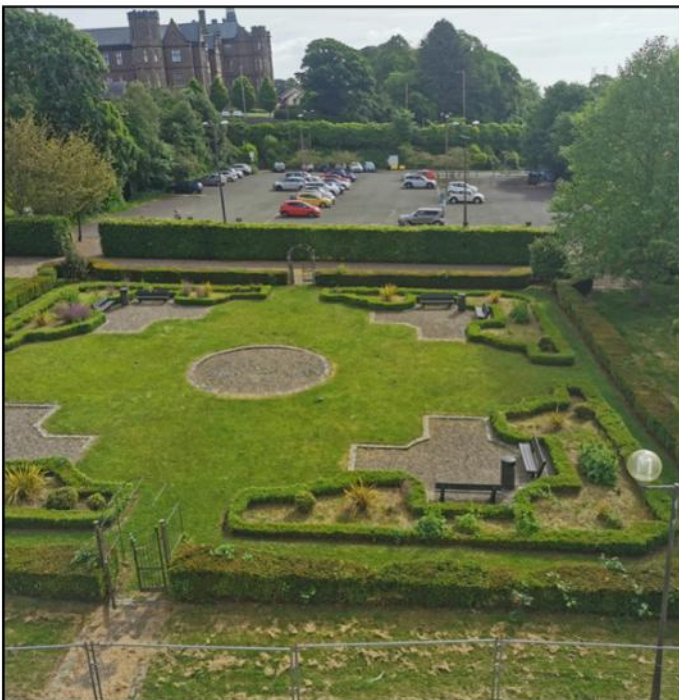
OUTLINE TERMS REQUIRED

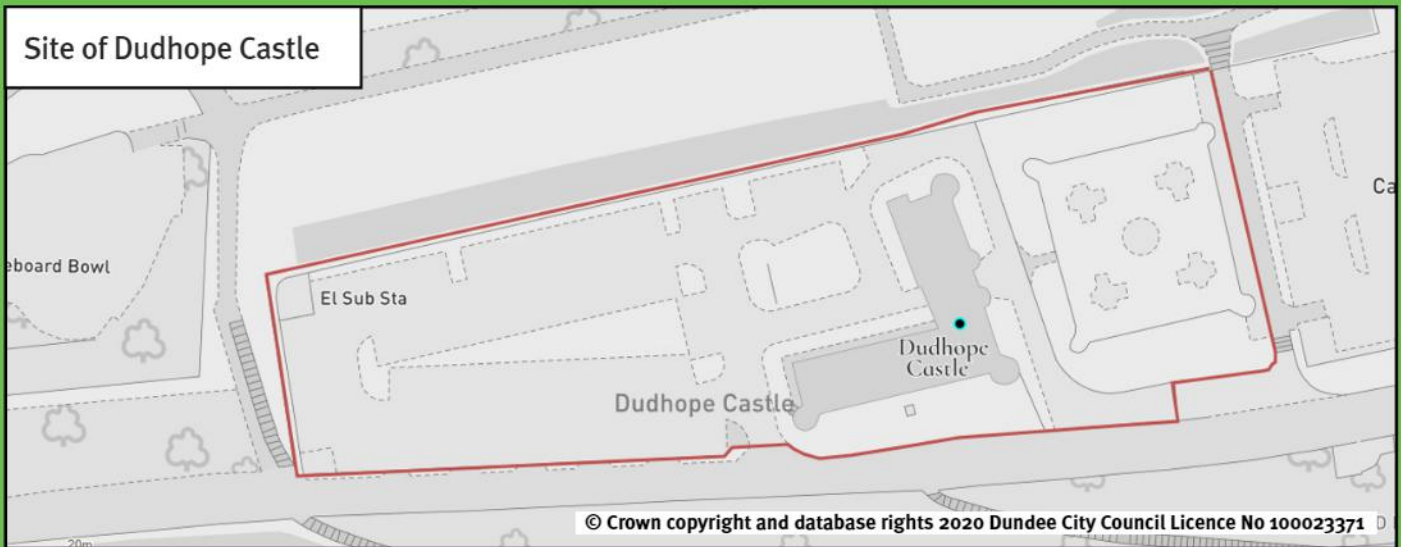
Any conditional offer which is subject to receipt of satisfactory planning consent, environmental surveys, ground condition surveys or others, shall include a time frame for obtaining and confirming satisfaction with said consents/surveys.

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.





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.

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For further information contact:

Al Kay (t. 01382 434658 or 07507 887123)

David Godfrey (t. 01382 433138)

Asset Management & Development

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