For sale

Development Opportunity | Site of former Lawside Academy, School Road West, Dundee



Offers in excess of £3,000,000 are invited

Site of former Lawside Academy, School Road West, Dundee

LOCATION

The site is located within a predominantly residential area situated approximately two and a half miles north west of the city centre. The site has prominent frontages to Camperdown Road, Rannoch Road and West School Road.

DESCRIPTION

Previously the site of Lawside Academy which was demolished in 2009 the property extends to 3.25 hectares (8.04 acres) or thereby as shown coloured red on the plan overleaf.

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 in the Dundee Local Development Plan 2019 (Appendix 3, Site H09 – Former Lawside Academy), with an indicative capacity of 70 units.

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

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.

ENVIRONMENTAL SUSTAINABLE DEVELOPMENT

The successful candidate will require to incorporate SUDs within the development site including connection to the Gelly Burn. Flood risk attenuation on the basis of a 1 in 200 year risk, plus an allowance for climate change, will require to be demonstrated. The successful developer will be encouraged to attend a SUDs group meeting (with Dundee City Council & Scottish Water) to agree an appropriate discharge rate for surface water into the Gelly Burn.

GROUND CONDITIONS

The purchaser will require to satisfy themselves as to the suitability of the site for their proposed 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 £3,000,000 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 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 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.

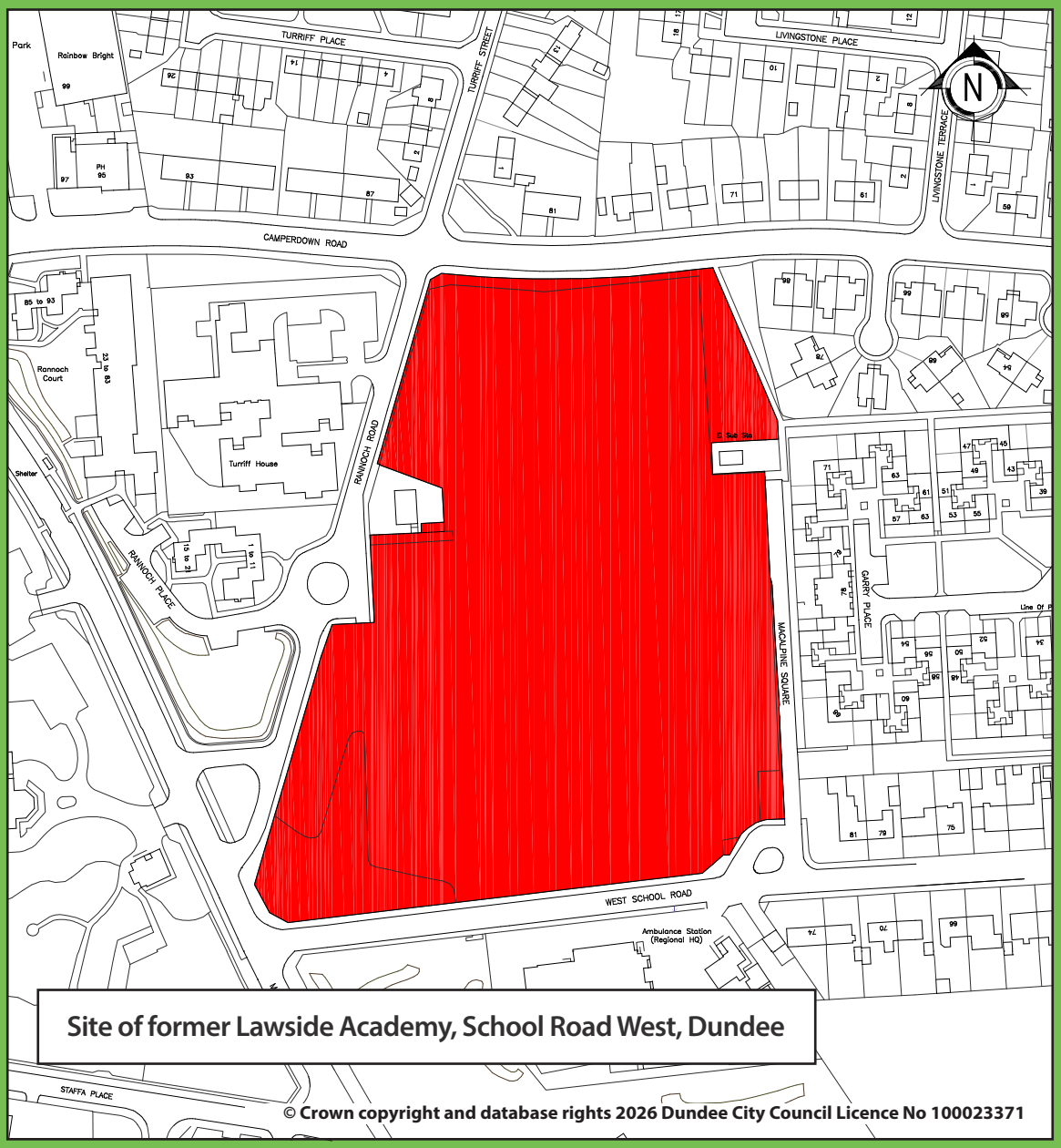
OUTLINE TERMS REQUIRED

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:

Laura Devlin
David Godfrey
Asset Management & Development
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee, DD1 1LS

e. **laura.devlin@dundeecity.gov.uk**
e. **david.godfrey@dundeecity.gov.uk**

web. **www.dundeecity.gov.uk**
web. **www.investindundee.com/landandproperty**

Dundee City Council
www.dundeecity.gov.uk
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