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Development Opportunity | Ardler Bowling Pavilion and Bowling Green, Turnberry Avenue, Dundee, DD2 3TP



Offers are invited



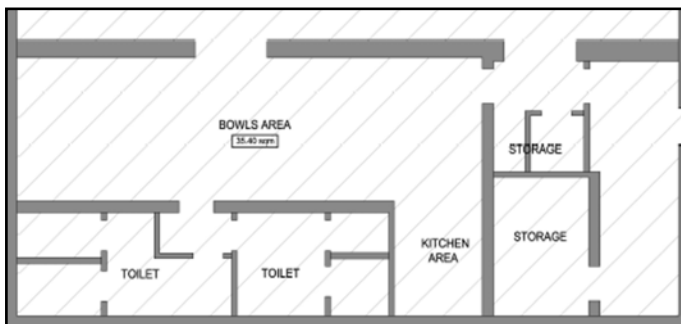
Ardler Bowling Pavilion and Bowling Green, Turnberry Avenue, Dundee, DD2 3TP

LOCATION

The site is located within a predominantly residential area approximately four miles northwest of the city centre. The site occupies a corner position with prominent frontages to Gleneagles Avenue and Turnberry Avenue.

DESCRIPTION

The subject comprises a fully enclosed former bowling pavilion and bowling green encompassing a Games Hall, Kitchen area, ancillary storage and toilet facilities.



GENERAL REMARKS

Although previously used as a bowling pavilion and bowling green, the property could be suitable for a variety of uses subject to the appropriate approvals.

PLANNING

The property is covered by Policy 28 in the current Local Development Plan.

Policy 28: Protecting and Enhancing the Dundee Green Network

Development proposals shall protect and enhance the Dundee Green Network by ensuring that development will not lead to the fragmentation of the existing network of green infrastructure.

New development should contribute to the Dundee Green Network where appropriate and as determined by the Council, through the integration of green infrastructure in masterplans or development frameworks and the creation and/or improvement of green infrastructure within development sites or in the local area.

Development proposals that would result in a change of the use of a site identified on the Proposals Map as green infrastructure, including open space, allotments or Locally Important Nature Conservation Sites to anything other than a green infrastructure use should establish that the site no longer has a potential value as green infrastructure unless the Council are satisfied that:

1. the proposals are consistent with a masterplan, strategy or programme approved by the Council; or
2. compensatory green infrastructure of equal benefit and accessibility will be provided in or adjacent to the community most directly affected; or
3. proposals affect only a lesser part of the site and are ancillary to it or result in improved recreational or amenity value on the remainder of the site.

Proposals affecting outdoor sports facilities will be safeguarded from development except where:

1. the proposals affect only a minor part of the site or are ancillary to the principal use of the site as an outdoor sports facility and either improve or do not affect its use and potential for sport, training and amenity use; or
2. the facility which would be lost is to be replaced by a new or upgraded compensatory facility of equal benefit and accessibility in; or
3. adjacent to the community most directly affected; or
4. the proposals are consistent with the Dundee Physical Activity Strategy or Dundee Pitch Strategy and supported through consultation with sportscotland.

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

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SERVICES

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

No warranty is given with regards to the provision or working order of any services and any prospective purchaser should therefore satisfy themselves as to the current condition.

LEGAL FEES

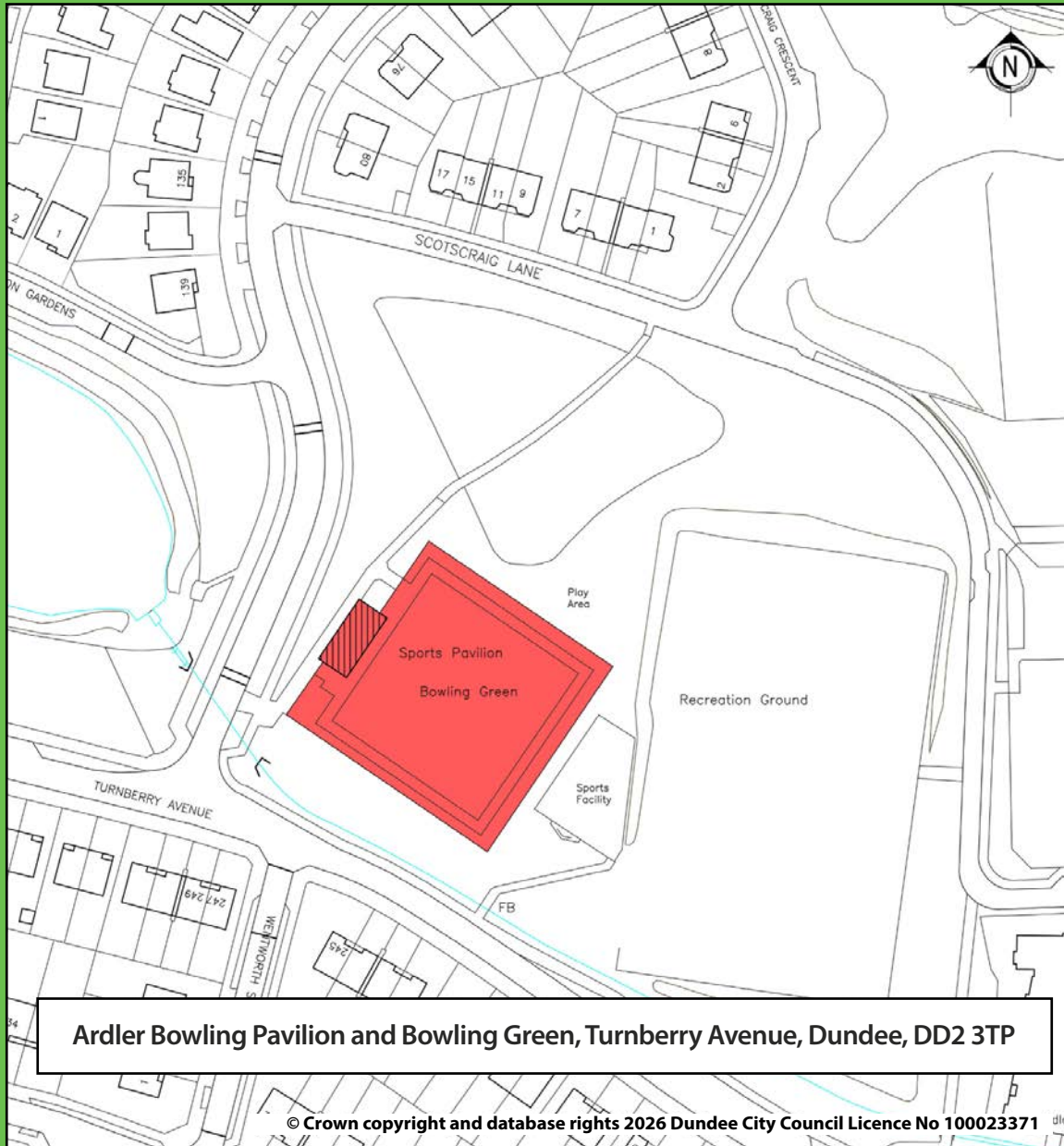
Each party shall be responsible for their own legal expenses in connection with the transaction, with the purchaser responsible for any Land and Buildings Transaction Tax and VAT liability incurred thereon.

OFFERS

Offers are invited from interested parties and should be submitted in formal Scottish legal terms.

Offers are also invited from Community Groups who satisfy the definition of a Community Transfer Body. Community groups will be required to provide details of their proposal, proof of funding and details of how their proposal will benefit the community.

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.



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:

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Asset Management & Development
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Dundee City Council
Dundee House
50 North Lindsay Street
Dundee, DD1 1LS

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web. www.dundeecity.gov.uk
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