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Conversion and Restoration Opportunity - 28 Roseangle | Dundee



Offers in excess of £50,000 are invited



## Conversion and Restoration Opportunity - 28 Roseangle | Dundee



### LOCATION

The property is located approximately one mile to the west of Dundee city centre midway along the south side of Roseangle which runs between Perth Road and Riverside Drive. This popular and vibrant area is within easy walking distance of the city centre, the University of Dundee campus and the public transport networks.

### DESCRIPTION

Dating from the 1830's and extending over sub basement, basement, ground and attic floors, the building is of stone construction with a slated roof. Following fire damage, the building has lain vacant for a number of years and is generally in a poor state of repair both externally and internally.

The property has a garden to the rear which can only be accessed from Roseangle.

The site extends to approximately 0.123 hectares.

### 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.

### PLANNING

The property is located within the West End Lanes Conservation Area and the existing building together with the wall on the southern boundary of the site is Category C Listed.

The property at 28 Roseangle has not been allocated for any particular use within the Dundee Local Development Plan 2019 and is being offered to the market on the basis of a restoration and conversion opportunity. The sensitive conversion of the Category C Listed Building for residential use would be subject to meeting the policy requirements of the Dundee Local Development Plan 2019 and the relevant Appendix 4 - Inner City Standards. Other uses that would retain the existing character and appearance of the building will be considered.

Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building.

Early contact with Dundee City Council's Planning Team would be welcomed to discuss potential uses and restoration proposals for the property. Any prospective purchaser should consult the Planning Team, City Development Department, Planning Service, Dundee House, North Lindsay Street, Dundee, DD1 1LS.

Email: [planning@dundeecity.gov.uk](mailto:planning@dundeecity.gov.uk)



## OFFERS

Offers in excess of £50,000 are invited from interested parties and should be submitted in formal Scottish legal terms.

The Council will consider offers on the basis of both price and the purchaser's proposals for renovating the building. Offering parties are therefore asked to include a brief outline of their proposals for the building together with a timescale for the proposed works. 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.

Offers should be sealed using the official label issued by this department, endorsed **'28 Roseangle, Dundee, DD1 4LY'** and must be lodged with the **Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY** on or before **10am on Friday 24<sup>th</sup> May 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.

The Council is not bound to accept the highest or indeed any offer. Faxed or emailed offers will not be considered.

## LEGAL FEES

Each party will be liable for their own legal fees in connection with the disposal of the subjects.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate was requested but due to the condition of the building we are unable to provide this.

## RATING

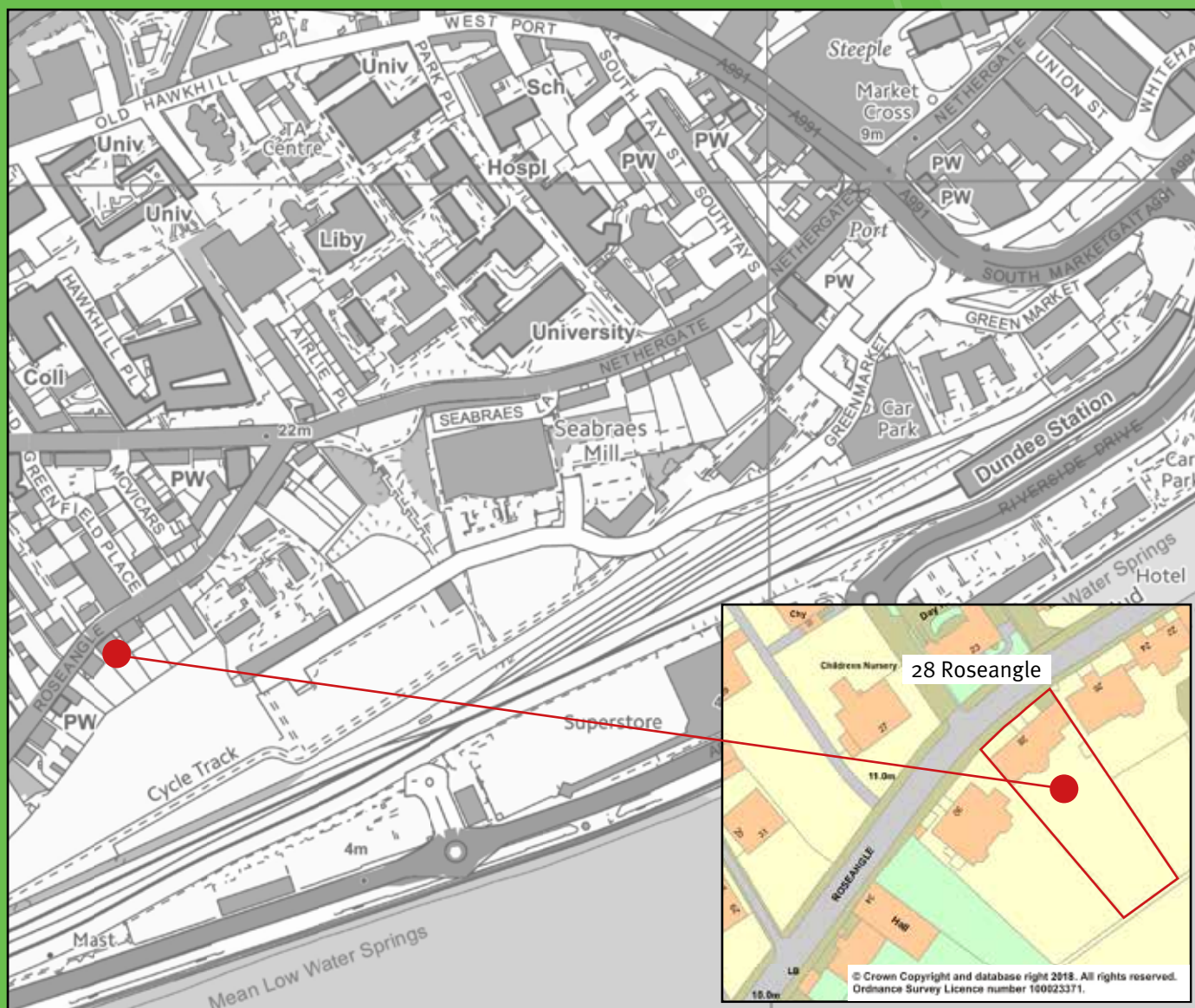
The property has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as £0. This is reflective of its existing condition and purchasers should note that the property will be reassessed once the property is occupied.

## VIEWING ARRANGEMENTS

### \* Updated Information\*

Owing to the condition of the property, no access will be permitted to the building or the garden area for viewing purposes. Interested parties will only be able to view the property from street level on Roseangle.





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 not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy. No responsibility is taken for expense incurred should the property be withdrawn from the market at any time.

For further information contact:

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