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Development Opportunity | Mitchell Street Community Centre, 5 Mitchell Street, Dundee, DD2 2LJ



Offers are invited



Mitchell Street Community Centre, 5 Mitchell Street, Dundee, DD2 2LJ
For further information phone 01382 433138/ 434658



LOCATION

The property is located within the West End ward of Dundee, approximately one mile north east of the city centre close to the junction of Mitchell Street and Lochee Road. The surrounding area is primarily residential in nature. There are local shops within easy walking distance and the area is well served by local bus services.

DESCRIPTION

The subjects comprise Mitchell Street Community Centre together with the adjacent car parking area. Dating from around 1871, Mitchell Street Community Centre is principally two storey and attic in height and is of stone construction with a slated roof.

Originally built as a primary school, the building was converted to community use around 30 years ago. The conversion works have retained much of the original layout including many of the original classrooms together with ancillary kitchen, staff and toilet facilities. Several of the original features such as the tall windows and timber wall panelling are still in situ. The building is served by a gas fired central heating system.

The property benefits from an extensive car parking area to the east with a tarmac surface which is primarily enclosed by stone walls and iron railings.

The gross internal floor area is approximately 1,949 square metres.

The site extends to approximately 0.25 hectares.

SERVICES

Mains drainage, electricity, gas and water are understood to be installed.

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 position.

PLANNING ISSUES

The site has not been allocated for any particular use within the Dundee Local Development Plan 2019. There may be potential for the conversion of the building to residential use subject to the proposed development meeting the policy requirements of the Dundee Local Development Plan 2019 and the relevant Standards.

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

RATING

Mitchell Street Community Centre has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as £55,300.

ENERGY PERFORMANCE CERTIFICATE

A current Energy Performance Certificate is available on demand.

TERMS

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 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.

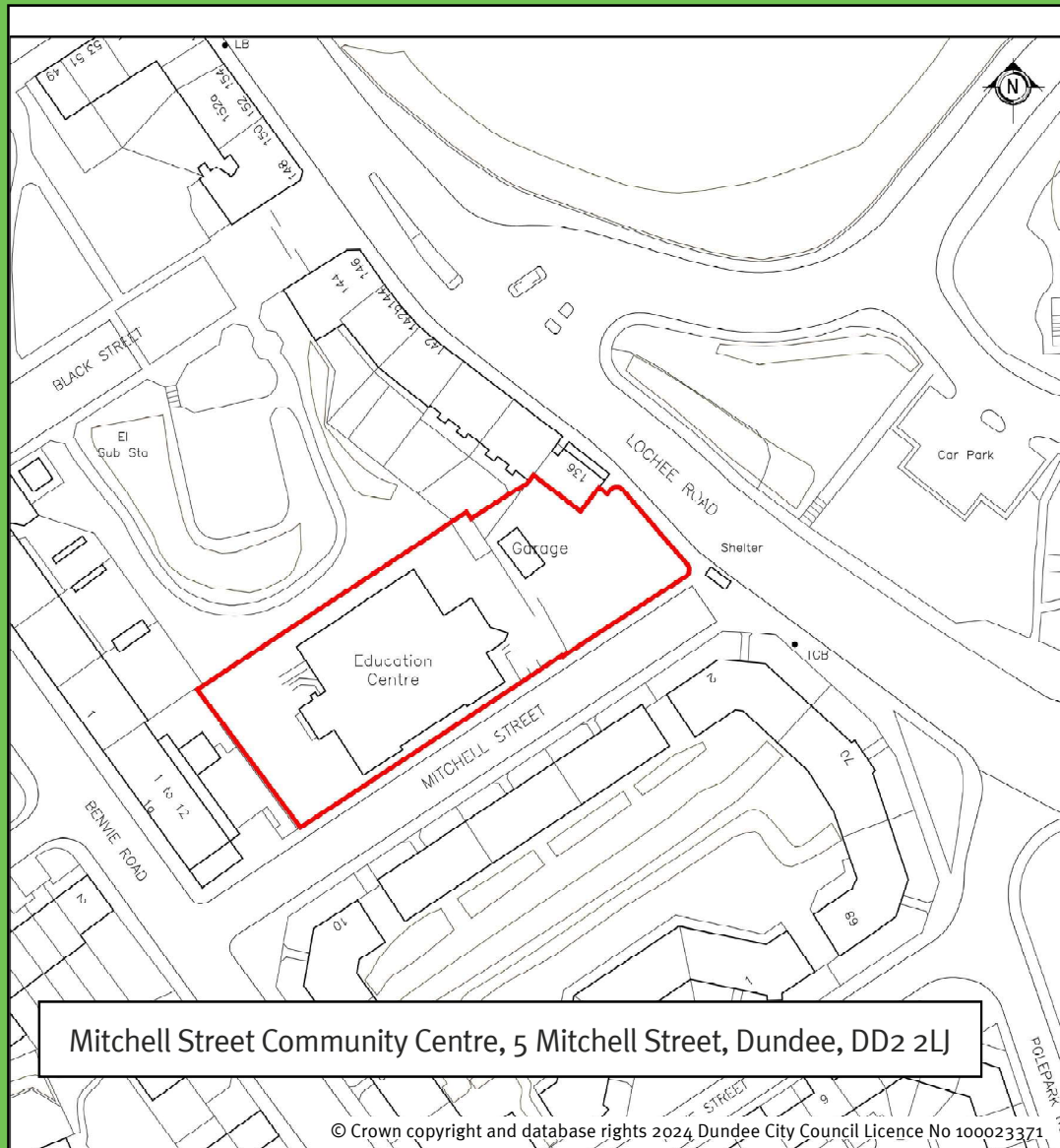
Should any of the timings in the offer not be met, the seller reserves the right to withdraw from the transaction without liability for costs incurred by the other party. The seller, having sole discretion, may grant such extension of time if they are satisfied that all reasonable efforts are being made 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.

LEGAL FEES

Each party will be liable for their own legal fees.



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
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee, DD1 1LS

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