

FOR SALE

ST JOSEPH'S CONVENT, GARDNER STREET & PASTORAL CENTRE

Lawside Road | Dundee

- UNIQUE OPPORTUNITY
- PROMINENT BUILDINGS SUITABLE FOR CONVERSION
- SUBSTANTIAL GROUNDS
- EXCELLENT LOCATION
- LAND SUITABLE FOR NEW BUILD DEVELOPMENT STP

LOCATION

DUNDEE IS SCOTLAND'S FOURTH LARGEST CITY WITH AN ESTIMATED POPULATION OF 145,000 AND A CATCHMENT POPULATION IN THE REGION OF 515,000.

The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (City Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

TRAVEL DISTANCE

ABERDEEN	68 Miles
PERTH	18 Miles
INVERNESS	125 Miles
EDINBURGH	60 Miles
GLASGOW	75 Miles



Distance to Dundee City Centre:



1.8km
20minutes



2km
11minutes



5-10minutes



Dundee is presently undergoing a billion pound transformation to its waterfront which includes the recently developed V&A Dundee. Recent announcements have included further development at the waterfront and the establishment of the Eden Project within Dundee all contributing to the ever improving economic climate within the city.

The subjects are located just to the north of Dundee city centre and occupy a prominent site bounded by Gardner Street to the west and Lawside Road to the east. The surrounding area is predominantly residential in nature with the site having outstanding views over the city's west end and the Tay Estuary beyond.

DESCRIPTION

The well maintained subjects comprise the prominent former St Joseph's Convent and Chapel which is 'B' Listed and of traditional stone construction under slate roof. The subjects have most recently been used as offices and residential accommodation and represent an ideal opportunity for further redevelopment.

Lying immediately adjacent to Lawside Road is the Pastoral Centre, the former Lawside School which again is of stone construction under pitched and slated roofs. The well maintained subjects have been used generally as office and residential accommodation and provide opportunities for further redevelopment.

To the north west of the Pastoral Centre is St Ann's Cottage which is currently used for office use and to the rear of it is a former vegetable garden. The remainder of the land to the north of the cottage is open ground which contains a pre-fabricated building which is to be removed by its present tenant Dundee City Council - further details available from the Selling Agent.



ACCOMMODATION

We understand the extent of the various buildings on site can be summarised as follows:

Building	Sq m	Sq ft
St Joseph's Convent	2,102	22,626
Pastoral Centre	1,773	19,084
St Ann's Cottage	277	2,982
Total	4,152	44,692

Area	Ac	Ha
Open Ground	1.7	0.68
Buildings & Grds	3.0	1.21
Total	4.7	1.89

TERMS

The subjects are available for sale.

The preference is to sell the subjects in its entirety although offers will be considered for individual properties / areas and all interested parties should discuss their interest in the subjects with the Selling Agent.

A closing date may be set. We would encourage all interested parties to formally note interest when appropriate.

All viewings by Appointment.

EPC RATING

Available upon request.

RATING ASSESSMENT

The property is entered in the Valuation Roll with an accumulative Net and Rateable Value of:

Office	£11,900
Pastoral Centre	£36,00
Chapel	£4,850

VAT

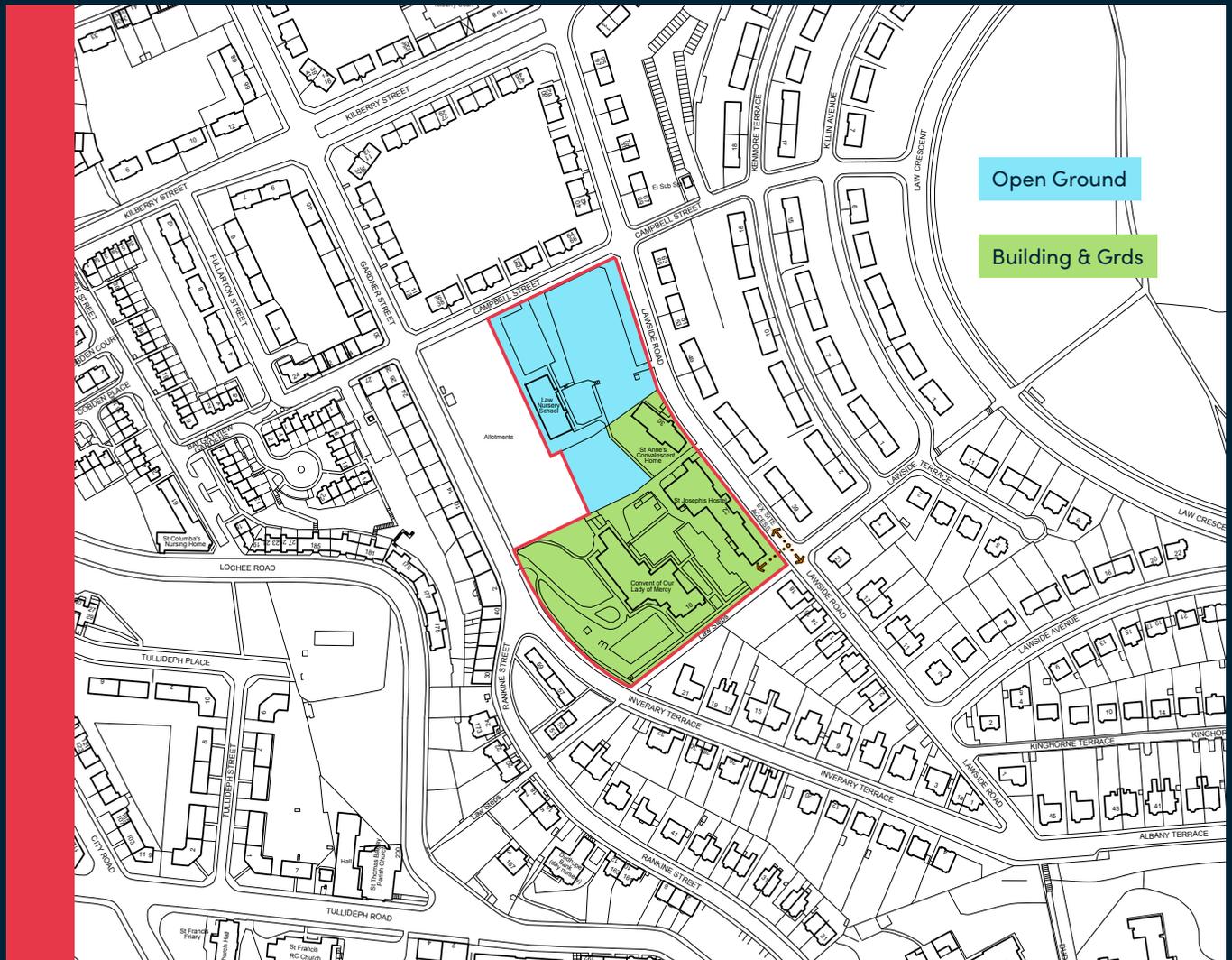
All figures are quoted exclusive of VAT.

PLANNING

The subjects have no specific land use designation within the Dundee Local Development Plan 2019 (Adopted LDP) and are located in the Inner City Area of the Proposals Map for the adopted LDP. St Joseph's Convent including the Chapel and boundary walls are B Listed. Enquiries on Planning matters can be made to Dundee City Council Planning Team, tel (0)1382 431383.

DATA ROOM

Access via the Selling Agent.



AGENT DETAILS

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