



FOR SALE

RESIDENTIAL
DEVELOPMENT OPPORTUNITY

JOHN STREET
ABERDEEN
AB25 1LE

**SITE: APPROX. 0.42 HECTARES
(1.06 ACRES)**

PRIME CITY CENTRE LOCATION

**DETAILED PLANNING CONSENT FOR
374 BED STUDENT ACCOMMODATION
DEVELOPMENT**

**SUITABLE FOR AFFORDABLE
HOUSING DEVELOPMENT**

**SUITABLE FOR RESIDENTIAL
DEVELOPMENT**

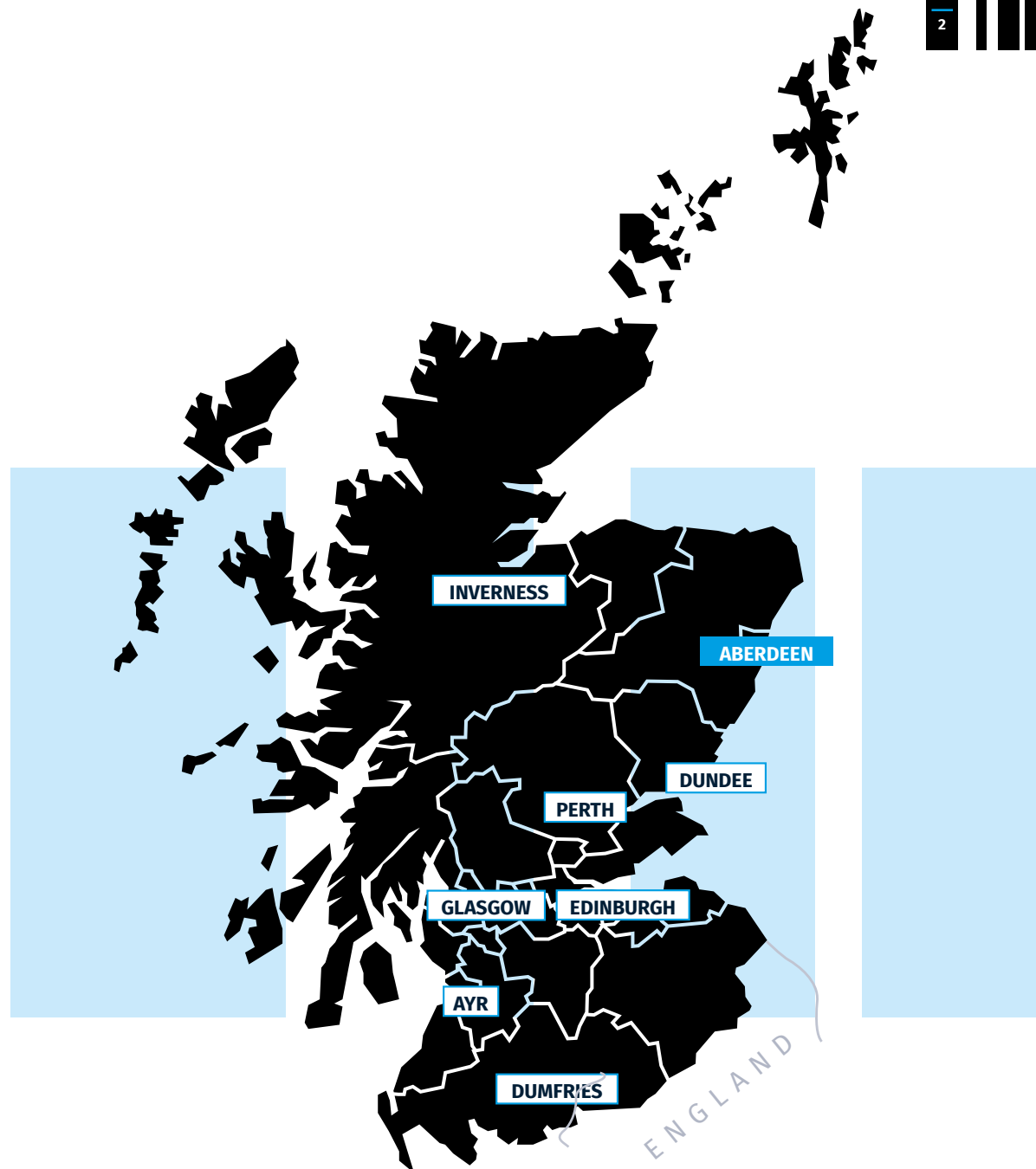
LOCATION

ABERDEEN IS THE 3RD LARGEST CITY IN SCOTLAND WITH A POPULATION OF APPROX. 230,000 WITH A WIDER POPULATION INCLUDING ABERDEENSHIRE OF CLOSE TO 500,000. THE CITY IS RENOWNED AS A GLOBAL ENERGY HUB WITH MORE THAN 20% OF SCOTLAND'S TOP BUSINESSES LOCATED IN THE REGION. THERE IS MORE THAN £8BN OF PUBLIC AND PRIVATE INFRASTRUCTURE INVESTMENT DUE TO BE DELIVERED BEFORE 2030. IN ADDITION TO THE ENERGY SECTOR, ABERDEEN HAS ONE OF THE LARGEST CONCENTRATIONS OF LIFE SCIENTISTS IN THE UK, TOGETHER WITH A HIGH PROPORTION OF PEOPLE EMPLOYED WITHIN DIGITAL INDUSTRIES.

ABERDEEN CITY REGION DEAL

The Aberdeen City Region Deal was signed in November 2016 and the £250M investment paves the way for innovation, internationalisation, digital connectivity and infrastructure across the region over a 10 year period.

Key projects include a new world class oil and gas technology centre, bio-therapeutic hub for innovation, investment and digital connectivity infrastructure, harbour expansion and strategic transport interventions such as construction of the Aberdeen Western Peripheral Route.

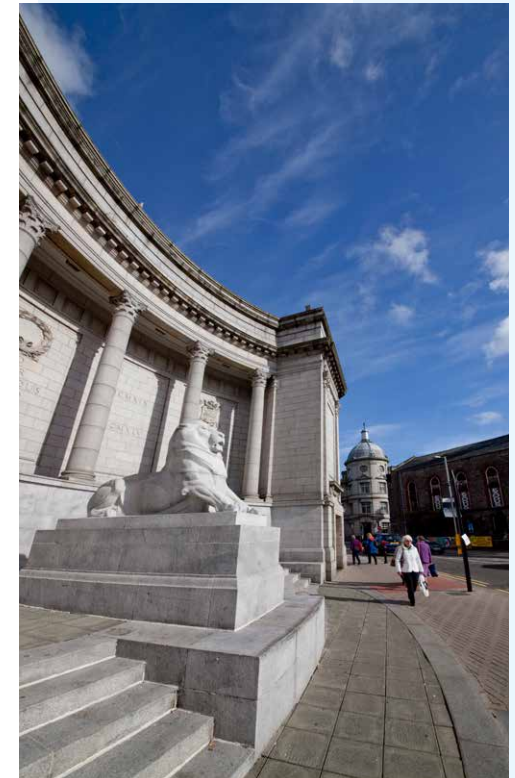
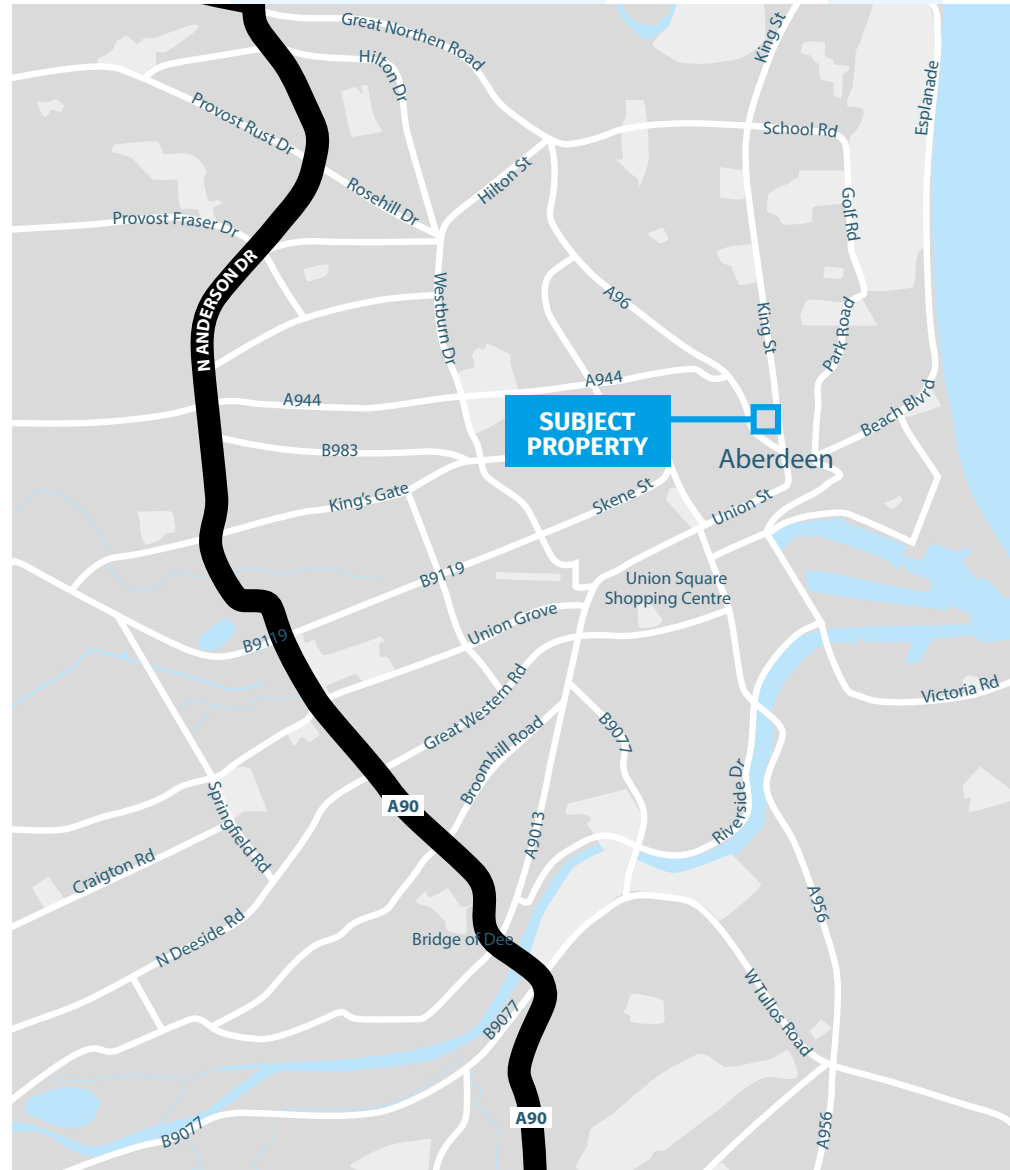


LOCATION

SITE LOCATION

The site occupies a prominent city centre location approximately 0.5 miles north of Union Street and the railway & bus stations.

More specifically, the site is located in the Woolmanhill area of the city centre, just to be north of John Street, close to its intersection with Woolmanhill/Denburn Road. RGU's 'Woolmanhill Flats' student accommodation lie directly to the north-west of the site and provide approx. 700 university owned beds developed in the 1990s. Amenities in the immediate vicinity of the site include, hotels (Hilton Garden Inn & Sandman Signature), the Bon Accord Shopping Centre and local shopping on the George Street thoroughfare. The Aberdeen Sports Village is approx. 1 mile away.



AERIAL VIEW

TO CITY CENTRE

4



KEY

- 01 Queens Link Leisure Park
- 02 Beach Promenade
- 03 Union Street
- 04 Bus Station
- 05 Union Square
- 06 Railway Station
- 07 Union Terrace Gardens
- 08 RGU Woolmanhill
- 09 George Street
- 10 John Lewis

AERIAL VIEW

TO THE NORTH

5



KEY

- 01 Sandman Hotel
- 02 Hilton Garden Inn
- 03 Broadford Works
- 04 Aberdeen Sports Village
- 05 University of Aberdeen
- 06 Unite Causeway View
- 07 North East Scotland College
- 08 Berryden Retail Park
- 09 Kittybrewster Retail Park
- 10 Aberdeen Football Club

THE SITE

The site extends to a total of approximately 0.42 hectares (1.06 acres) and is split into two distinct sections. The main site extends to approximately 0.38 hectares (0.95 acres) and sits to the north on John Street.

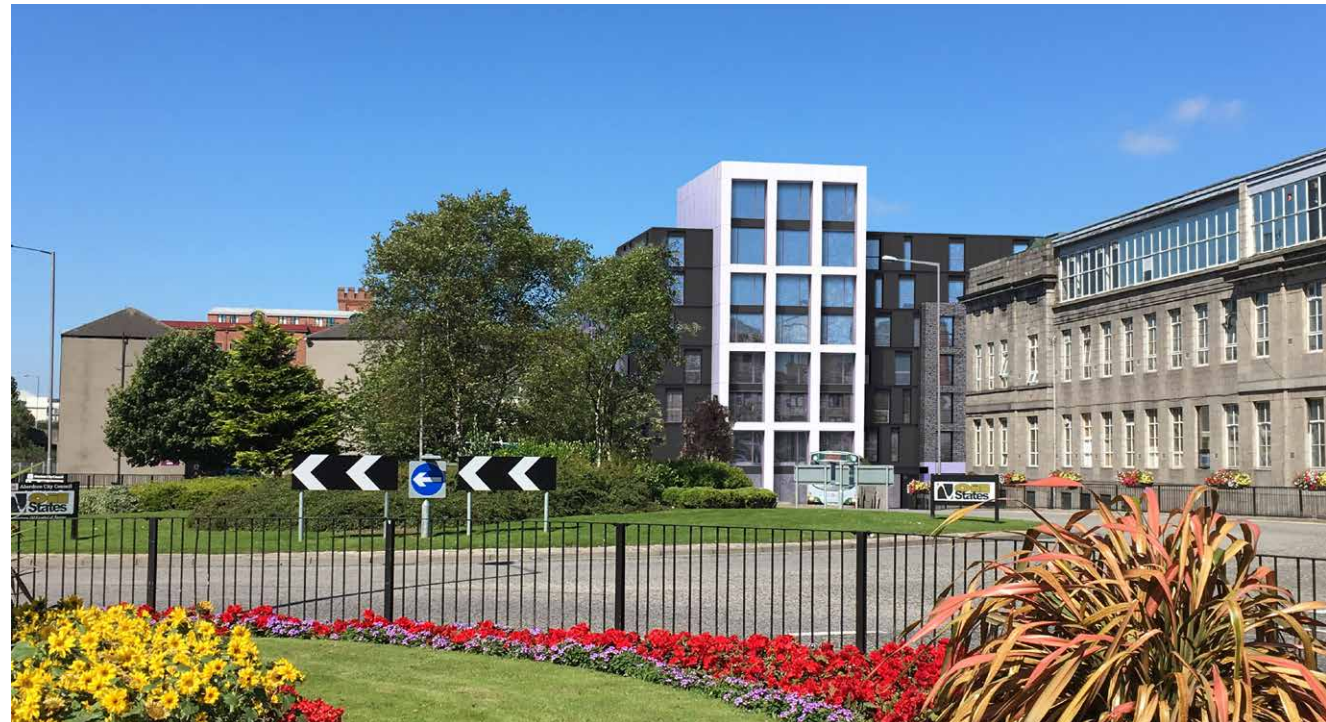
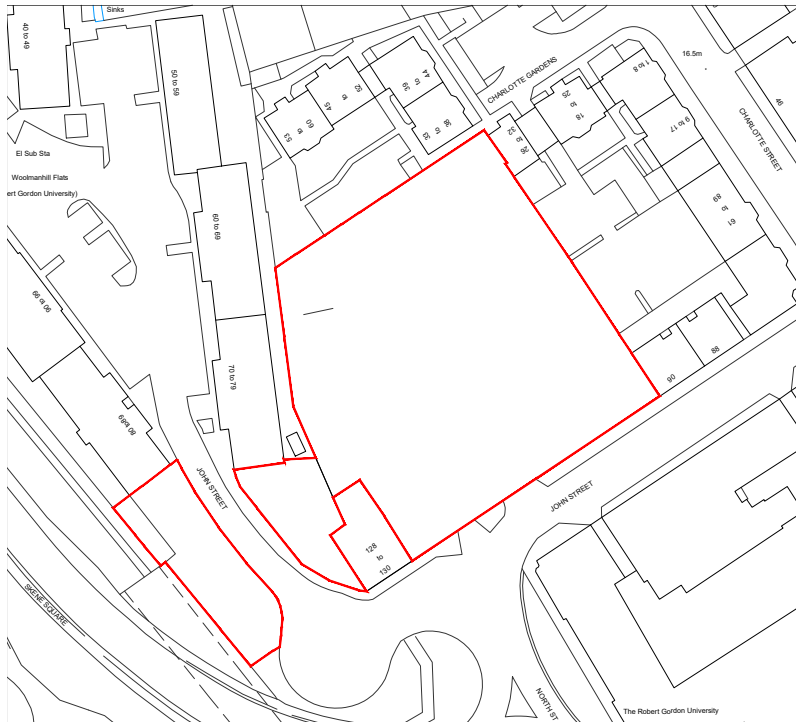
A smaller ancillary site to the west of John Street extends to approximately 0.04 hectares (0.11 acres). The main site is cleared of buildings and ready for immediate development. Access is taken directly from John Street.

PLANNING

The site has the benefit of detailed planning consent (Reference: 161427/DPP) for the erection of the purpose-built student accommodation development extending to a total of 374 beds, together with ancillary accommodation. The detailed consent was granted on 2 March 2017.

THE SCHEME

The scheme, which is arranged around an attractive central courtyard, is arranged over ground and 7 upper storeys. The layout affords an excellent level of amenity space of approximately 5 sqm per student that includes 1600 sqm of usable external amenity space and 432 sqm of internal common areas. Outlined below is an accommodation schedule confirming the make-up of the accommodation.





OFFERS

Offers are invited for the heritable interest in the site and should be submitted to the sole selling agents, Ryden.

FURTHER INFORMATION

Further information and access to data room can be provided by contacting the sole selling agent, Ryden.

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& Development

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