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25 Albyn Place, ABERDEEN AB10 1YL

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY



**OLDFOLD
MILLTIMBER
ABERDEEN**

Viewing is strictly by arrangement with the sole agent.

Floor Area:
75 - 200 sq m (807 - 2,153 sq ft)

Contact:
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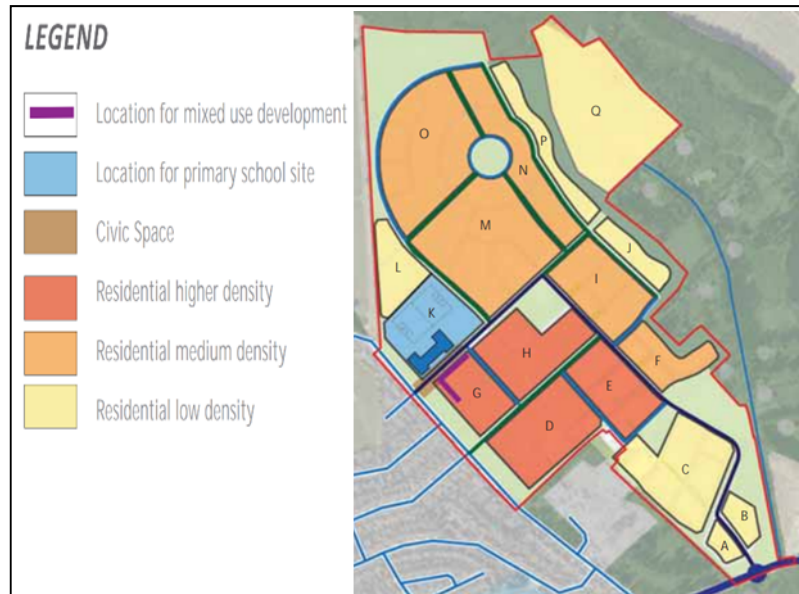
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Location:

Milltimber is a popular residential suburb of Aberdeen that is situated approximately 5 miles west of the City Centre.

The subject's site is located at a key nodal point adjacent to the primary school, on the primary street in the centre of the expanded community off Bingham Road. It forms part of a larger phased development on approximately 48 hectares of open countryside which commenced in late 2014.

Road access to the development is from North Deeside Road (A93) and also from Bingham Road. The site is approximately 1 mile to the east of a new grade separate junction between the new AWPR and the A93.

Description:

The undeveloped land comprises predominantly improved grassland, which had been used for livestock grazing.

The land is situated to the east of Bingham Road, approximately 23 metres north of North Deeside Road.

Accommodation:

It is proposed that the mixed use centre (highlighted in the picture above) could accommodate up to 1,000 sq m of floor space, in a mix of unit sizes ranging from 75 sq m to 200 sq m. The final level of service and commercial space will depend on the market demand.

Services:

We understand, and assume, that mains services comprising electricity, water, sewer and gas are available and there is sufficient capacity to service the proposed development.

Planning:

The mixed use local centre should allow for a mix of proposed uses within the land use classes; 1, 2, 3 and 4, as specified in the Use Classes Order schedule.

A critical mass will be required to support the proposed services and ensure their viability. As an alternative or in addition on to the local centre, further employment land could be accommodated in a small scale commercial development such as local office space and workshops on the existing Oldfold Farm site. This could include conversion of existing steading and stable buildings.

VAT:

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective purchaser must satisfy themselves as to the incidence of VAT in respect of any transaction.

Legal Costs:

In the normal manner, each party will be responsible for their own legal costs and professional fees / expenses. The purchaser will be liable for any LBTT and registration dues, where applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

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May 2019