

FOR SALE BY ONLINE AUCTION

Auction Date:
3rd December 2026

Potential Redevelopment Development Opportunity

Site Area – 0.21 acres

Attractive location within the historic Old Aberdeen Conservation Area

Guide Price : £150,000

WHAT 3 WORDS

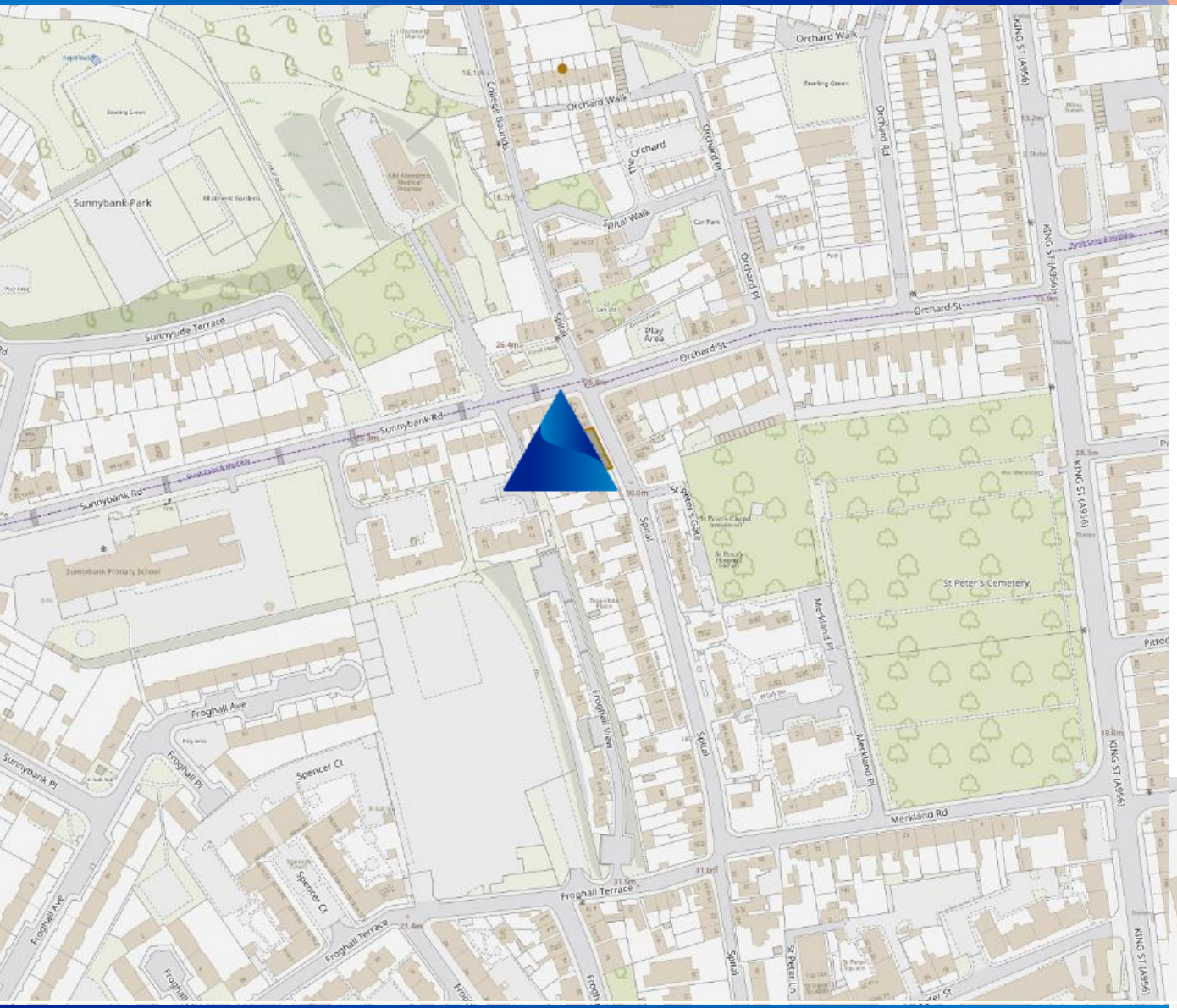
FORMER ST PETER'S NURSERY, 137 SPITAL, ABERDEEN, AB24 3HX

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SHEPHERD
PROPERTY AUCTIONS

Location

FORMER ST PETER'S NURSERY, 137 SPITAL, ABERDEEN, AB24 3HX



The subjects are located on the west side of The Spital within Old Aberdeen, to the south of the junction with Sunnybank Road and Orchard Street.

The Old Aberdeen campus of Aberdeen University is just a short walk to the north and King Street, with good public transport links, is only a few minutes' walk to the east while the city centre is within a mile to the south.

The subjects are located within a mixed residential and commercial neighbourhood with nearby occupiers including a newsagent, bookshop, hot food takeaway, the Red Lion Public House, and two cafes.



Potential redevelopment opportunity close to University of Aberdeen

Description



DESCRIPTION

The site is located behind a granite wall fronting The Spital in historic Old Aberdeen with mature planting along the front. The subjects were constructed circa 1900 and principally comprise a single storey, traditional granite and slate building which was previously used as a children's nursery.

A smaller, less substantial building is located towards the north of the site adjoining the main building. The buildings on site have been unoccupied for a number of years and are overgrown and in need of extensive repair.

ACCOMMODATION

	m^2	ft^2
Ground Floor	285.82	3,077

The above Gross Internal Area (GIA) has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition). It should be noted that the buildings on site are unable to be viewed internally.

SITE AREA

The site extends to approximately 0.08 hectares (0.21 acres) or thereby.

PLANNING

The site is be allocated in the 2023 Local Development Plan as OP92 for a mixed use development and interested parties should make their own enquires as to the suitability of any proposed scheme.

The Detail

43A ROSEBANK TERRACE, ABERDEEN, AB11 6LQ

Auction Date

The auction will be held on 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £150,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 + VAT

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available within the legal pack.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE November 2026

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