



# Countesswells

MAJOR DEVELOPMENT OPPORTUNITY





# Countesswells

## The Opportunity

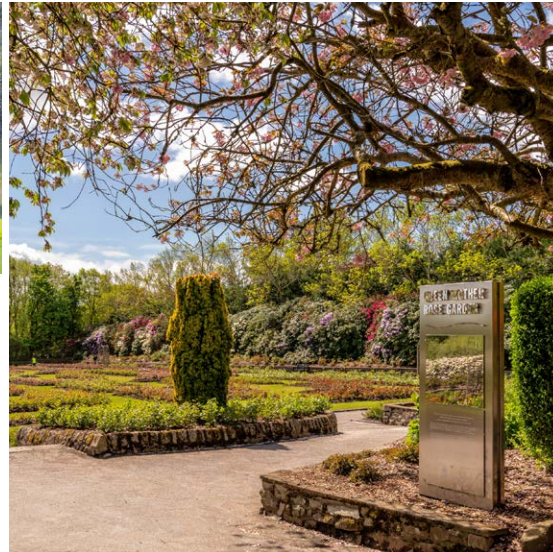
The subjects comprise some 71 Hectares (175 Acres) (Gross) or thereby, of development land, which forms part of the newly established Countesswells area of Aberdeen. The land is zoned primarily for residential development but also includes land for commercial uses.

The opportunity exists to participate in the next phase of the development of Countesswells and to add significant value in the process.



# THE LOCATION



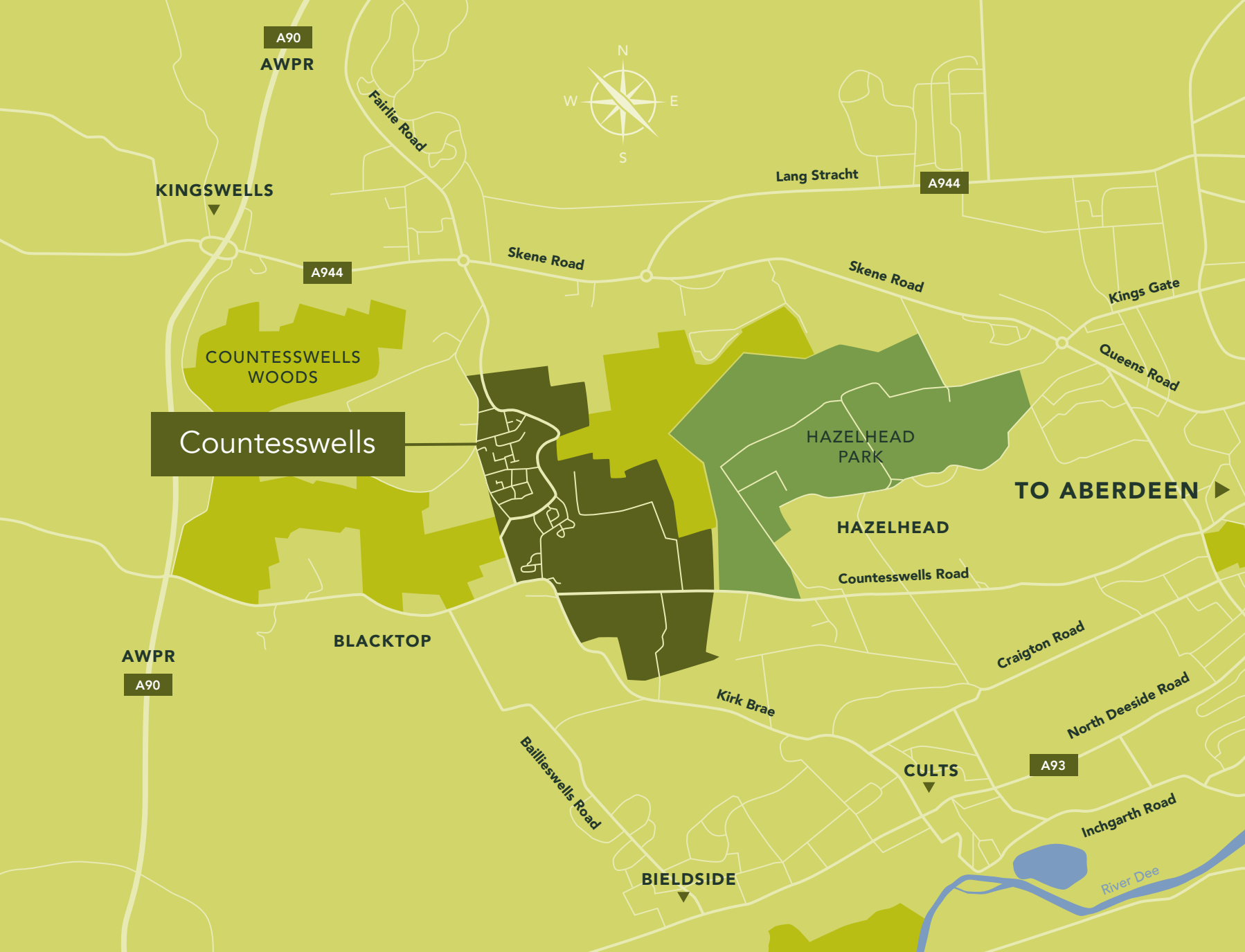


## Location

Countesswells commands a unique location, which benefits from being highly accessible and yet enjoys a most attractive, semi-rural setting. A combination of these aspects ensures residents enjoy a high quality, masterplanned environment.

The area is located 2.3 km (1.4 miles) to the west of Aberdeen and 1.3 km (0.8 miles) to the north of the prestigious and sought-after Cults district. Kingswells is located 0.8 km (0.5 miles) to the north while access to the Aberdeen Western Peripheral Route is given some 1.8 km (1.1 miles) away.

As well as enjoying an accessible location, Countesswells benefits from a picturesque rural setting, nestling between the acclaimed Hazelhead Park, with its various golf courses, gardens, stables, pitches and other facilities and the Countesswells/Foggleton Woods which provide a further array of walks.



## A Strategic Location

Countesswells benefits from a location which has rapid access to excellent communications, education, shopping, health and recreational facilities.



## DRIVING DISTANCES



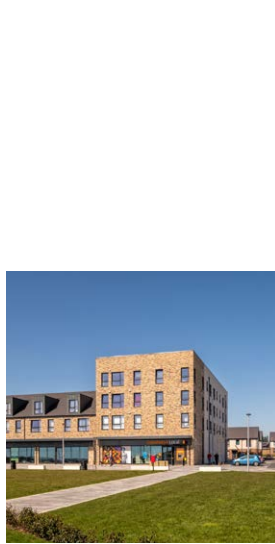
> AWPR	1.1 miles
> Kingswells	0.5 miles
> Westhill	3.4 miles
> Cults	0.8 miles
> Countesswells Woods	0.5 miles
> Hazelhead Park	3.0 miles
> Airport	5.1 miles
> Train Station	6.2 miles
> City Centre	6.2 miles

Note: Times on plan are by car.



# THE DEVELOPMENT





## Countesswells

Countesswells is a unique, masterplanned, new community which covers some 166 Hectares (410 Acres) in total. Ultimately, Countesswells will offer a new mixed-use community for around 7,000 people, with in excess of 3000 homes, as well as retail, commercial & community uses.

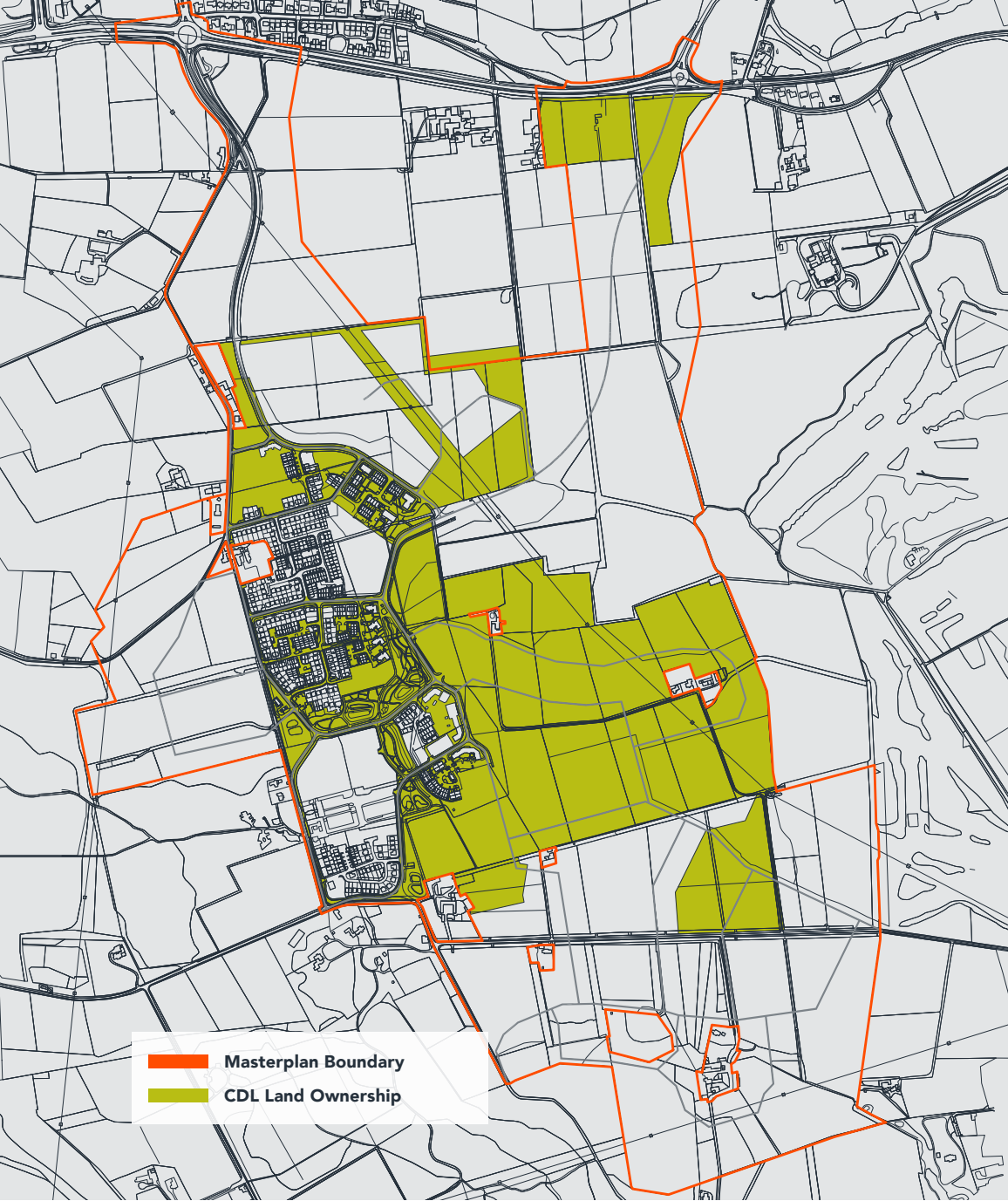
Development commenced around 2016, and substantial infrastructure has already been introduced, together with landscaping, urban realm, retail hub and streetscapes. Since commencement of development, some 700 units have completed and substantial occupation occurred, while a further 400 units are in the process of construction.

The first primary school, costing some £17m, is under construction and is due to be complete in 2023. Sainsburys have opened a store within the development, and other health and local amenities are due to open shortly.

As such Countesswells has become an established community which is ready to enter its next phase of evolution. An incoming purchaser will secure the benefit of the large quantity of work and expense which has been invested to date resulting in the project reaching its current stage.



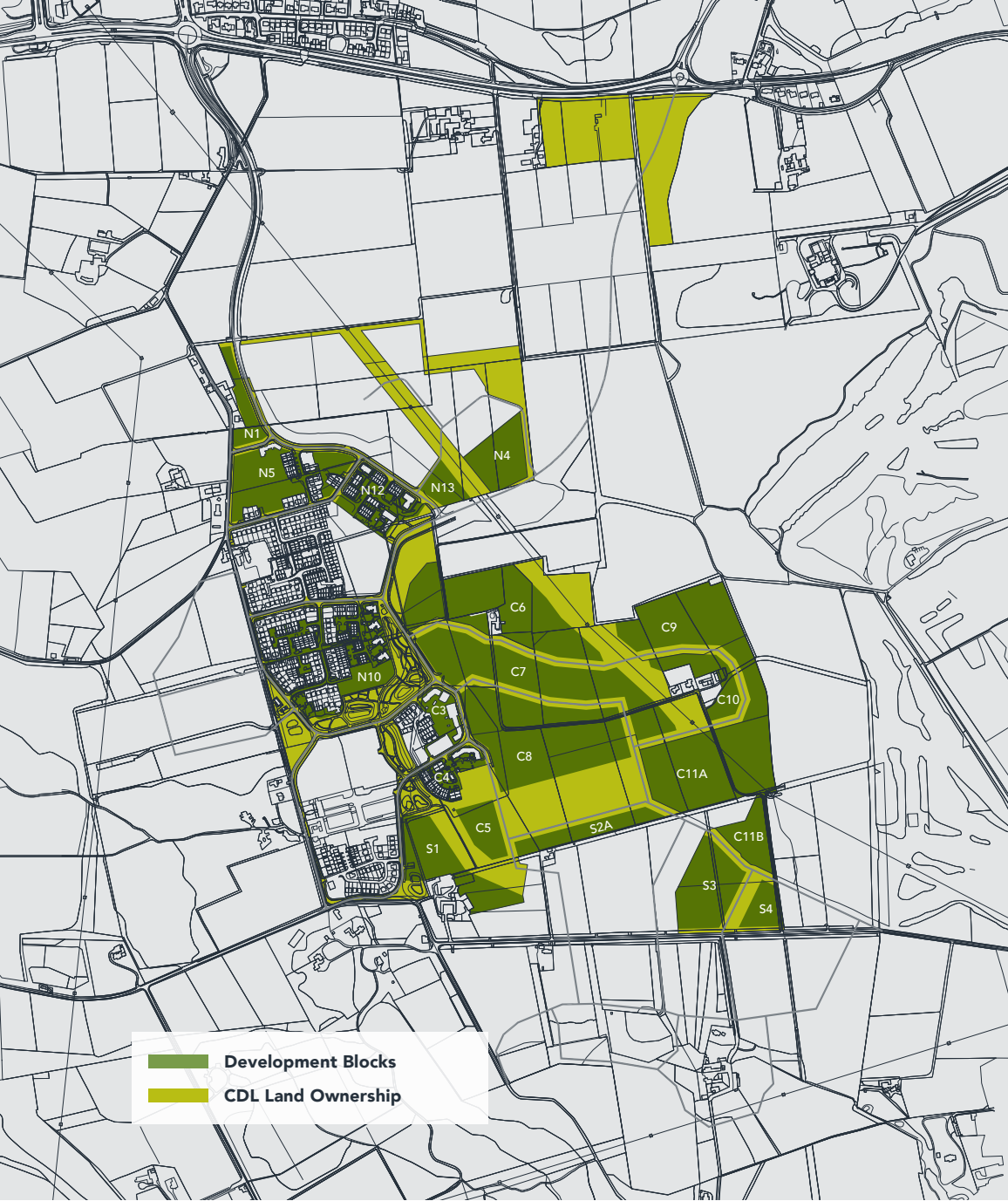




### Land Holding

The available land is currently owned by Countesswells Development Limited/CDL (in administration). This is shown on the plan.





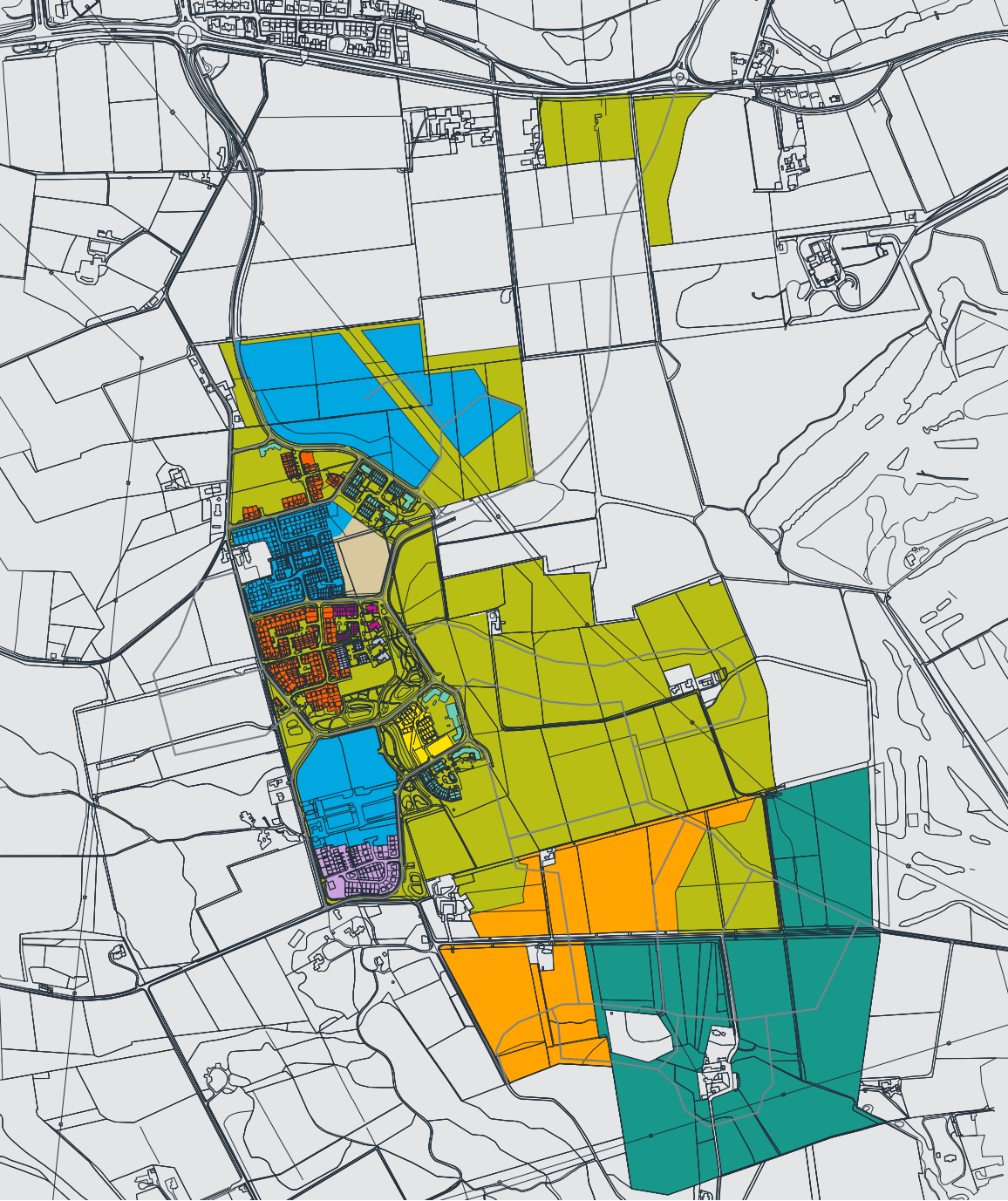
**Development Blocks**

The subjects comprise some 71 hectares (175 acres) (Gross) of land which includes serviced sites, consented land and areas identified for both residential and commercial development.



This plan demonstrates a number of development blocks as follows.

SITE	HECTARES	ACRES	USE
N1 (pt)	0.63	1.56	Residential
N4 (pt)	1.34	3.31	Residential
N5	2.24	5.53	Residential
N10	2.70	6.67	Residential
N12	0.99	2.45	Residential
N13 (pt)	0.60	1.48	Residential
C3	0.50	1.24	Residential
C4	0.90	2.22	Commercial
C5	0.81	2.00	Commercial
C6	4.35	10.75	Residential
C7	4.03	9.96	Residential
C8 (pt)	5.04	12.45	Mixed
C9	3.48	8.60	Residential
C10	0.98	2.42	Residential
C11A	4.33	10.70	Secondary School
C11B	0.83	2.05	Primary School
S1	2.00	4.94	Residential
S2a	0.97	2.40	Residential
S3(pt)	1.92	4.74	Residential
S4(pt)	0.61	1.51	Residential
<b>TOTAL</b>	<b>39.25</b>	<b>96.98</b>	



## Existing Developers

A number of developers are represented within the development, with some projects completed. In addition CDL hold some further land options in the area. These are shown on the plan.



- CDL Land Ownership
- Colthill Option Plan
- Mains of Countesswells Option Land
- Stewart Milne Homes
- Hillcrest Housing
- Barratt Homes
- Kirkwood Homes
- CHAP Homes
- Osprey Housing
- Castlehill Housing Association
- ACC Education





## Planning

The subjects are identified within the Aberdeen Local Development Plan as forming part of the OP38 Countesswells Development.

The overall development secured PPIP, subject to conditions, on 1st April 2016. This application was supported by a masterplan. MSC applications were subsequently lodged and approved.

A Phase 2 Masterplan has been prepared and an incoming purchaser will have an opportunity to progress the plan. A copy of the proposed Phase 2 masterplan is included within the data room.

## Method of Sale

The subject land is held by Countesswells Development Limited in Administration. Tom MacLennan, Iain Fraser and Chad Griffin are the Joint Administrators who are realising the assets of the company.

The Heritable Interest (Scottish equivalent of English Freehold) in the subjects is offered as a whole, however, offers for parts of the subjects may also be given consideration.

## Data Room

A data room containing planning, technical and title information is available. Access can be provided by contact the sole selling agents.



### Agents

**J & E Shepherd Chartered Surveyors** 35 Queens Road Aberdeen AB15 4ZN | t: 01224 202800 | [www.shepherd.co.uk](http://www.shepherd.co.uk)

For further information please contact:

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