



For Sale

PRIME RESIDENTIAL DEVELOPMENT SITES



Wester Cairnhill, Chapelton



Chapelton

- Established vibrant new community
- Outstanding residential and commercial development opportunities
- Chapelton is 'development ready' and forms a larger strategic masterplan of 8,000 homes (held under predominately single ownership)
- Excellent connectivity: Aberdeen – 5 miles / Dundee – 50 miles / Edinburgh – 112 miles
- Planning Permission Approved for next phases with all S75 obligations met
- Spine Infrastructure and off-site services delivered by the (Elsick Development Company)
- Attractive high quality public realm and streetscapes already created and Geddes Neighbourhood & Commercial Centre under development
- Land Release of Phases 1 & 2 at Wester Cairnhill with first projected House Sale – Q3 2025
- 12.60 Ha (31.13 Acres) / Total of 313 Homes
- Commercial and Residential Care Home Development Opportunities

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Chapelton – Vision

" The Chapelton masterplan is inspired by the vibrant urban settlements of northeast Scotland, such as Montrose, Stonehaven and St Andrews. Like these historic towns, Chapelton includes many types of traditional homes, in walking distance of attractive parks and community facilities. The town's seven pedestrian-scaled neighbourhoods are designed to be inherently sustainable and will be desirable and fulfilling places to live and work."



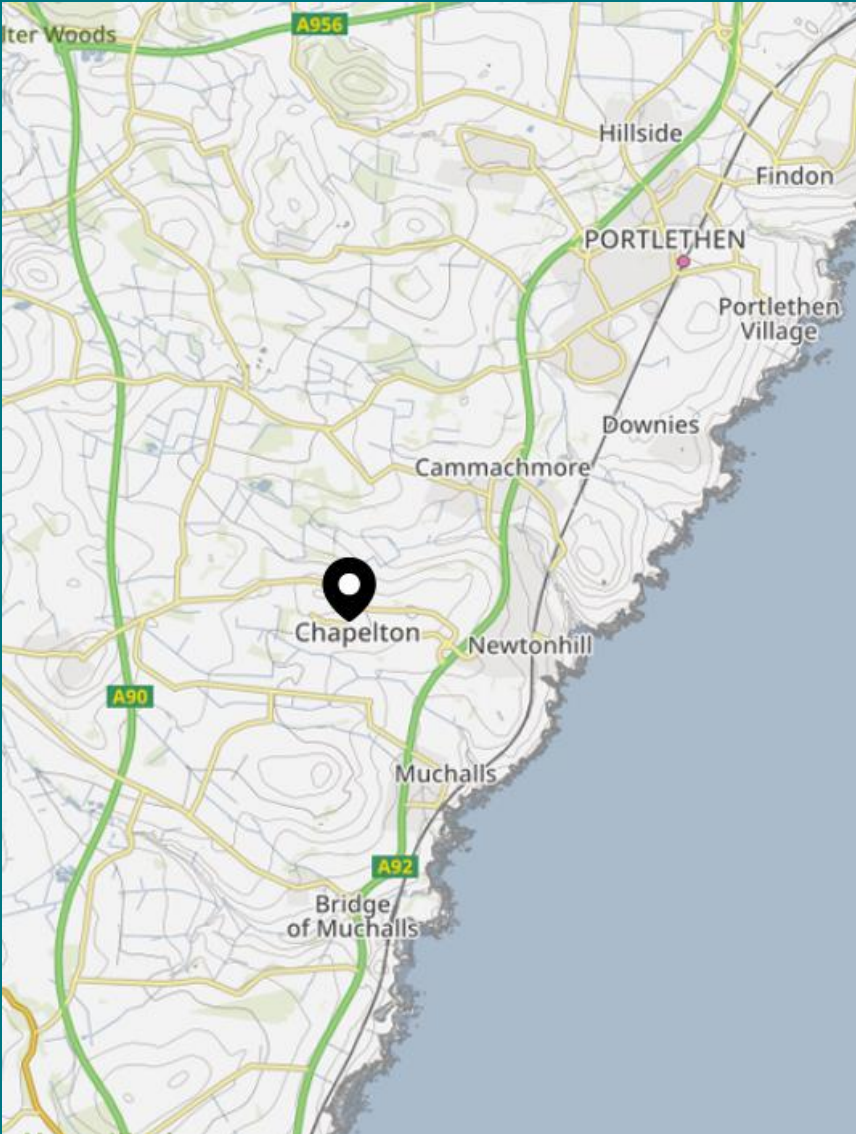
Wester Cairnhill comprises an exciting new land release within the wider Chapelton Development. The site extends to a total of 12.60 Ha (31.13 Acres) offering a total of 313 new homes. As the name suggests, Wester Cairnhill is located on the western boundary of Chapelton and lies to the south-west of the new School site and to the immediate west of the supermarket development site.



Since inception, the aim for the Chapelton development has been not only to create a new planned town but to fundamentally provide a townscape where the residents can build a sustainable and resilient community.

The initial masterplan secured 4,045 homes and associated uses to include shops, offices, parks and schools planned within 4 neighbourhoods. Longer term, the Chapelton site can accommodate up to 8,000 houses within 7 neighbourhoods. It is expected to take 50 years to complete and will provide a town similar in size to Nairn or Forres.

Chapelton New Town



Site Location and Context

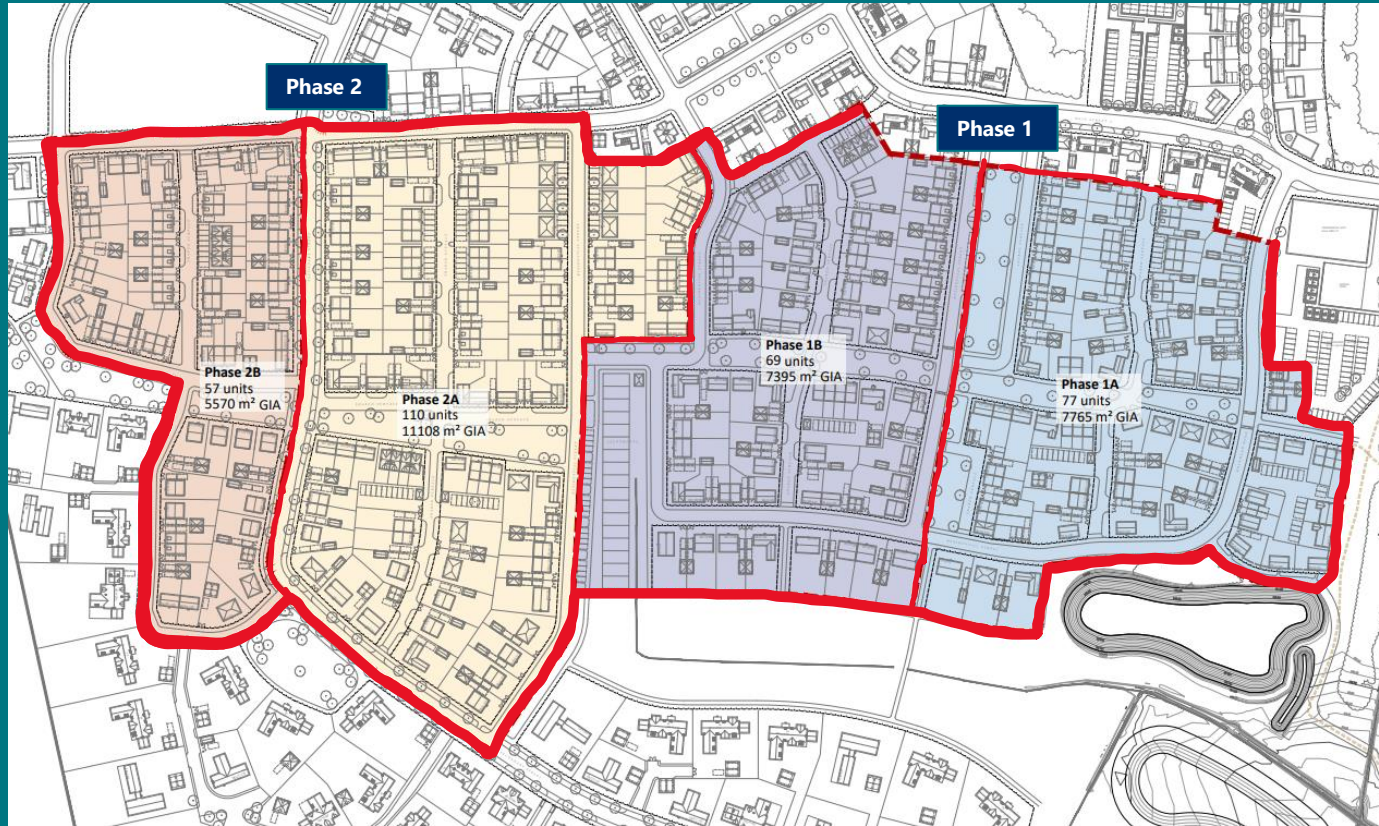
Chapelton lies 5 miles to the south of Aberdeen to the East of the A90 with Muchalls, Newtonhill and Portlethen a short distance to the East/North-East. With excellent connectivity to the A90, the subjects provide excellent means of access to the South (Dundee 50 miles/ Perth 65 miles).

The site is in close proximity to a number of main line rail stations with regular commuter services to Aberdeen, Central Belt and beyond via Aberdeen & Stonehaven stations. Aberdeen airport is 11 miles to the north from where both domestic and international flights are available



Wester Cairnhill Development Sites - Layout

Phasing

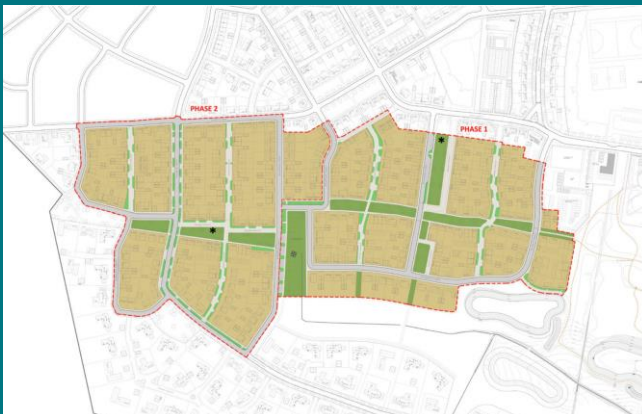


Phase 2 - 6.21 hectares

Phase 1 - 6.39 hectares

Wester Cairnhill extends to 12.60Ha / 31.13Acres and the releases comprise the following approximate number of dwellings across the phases, as shown:

Phase	Units	Total GIA (M ²)
Phase 1		
1A	77	7,765
1B	69	7,395
Total Phase 1	146	15,160
Phase 2		
2A	110	11,108
2B	57	5,570
Total Phase 2	167	16,678
Total	313	31,838



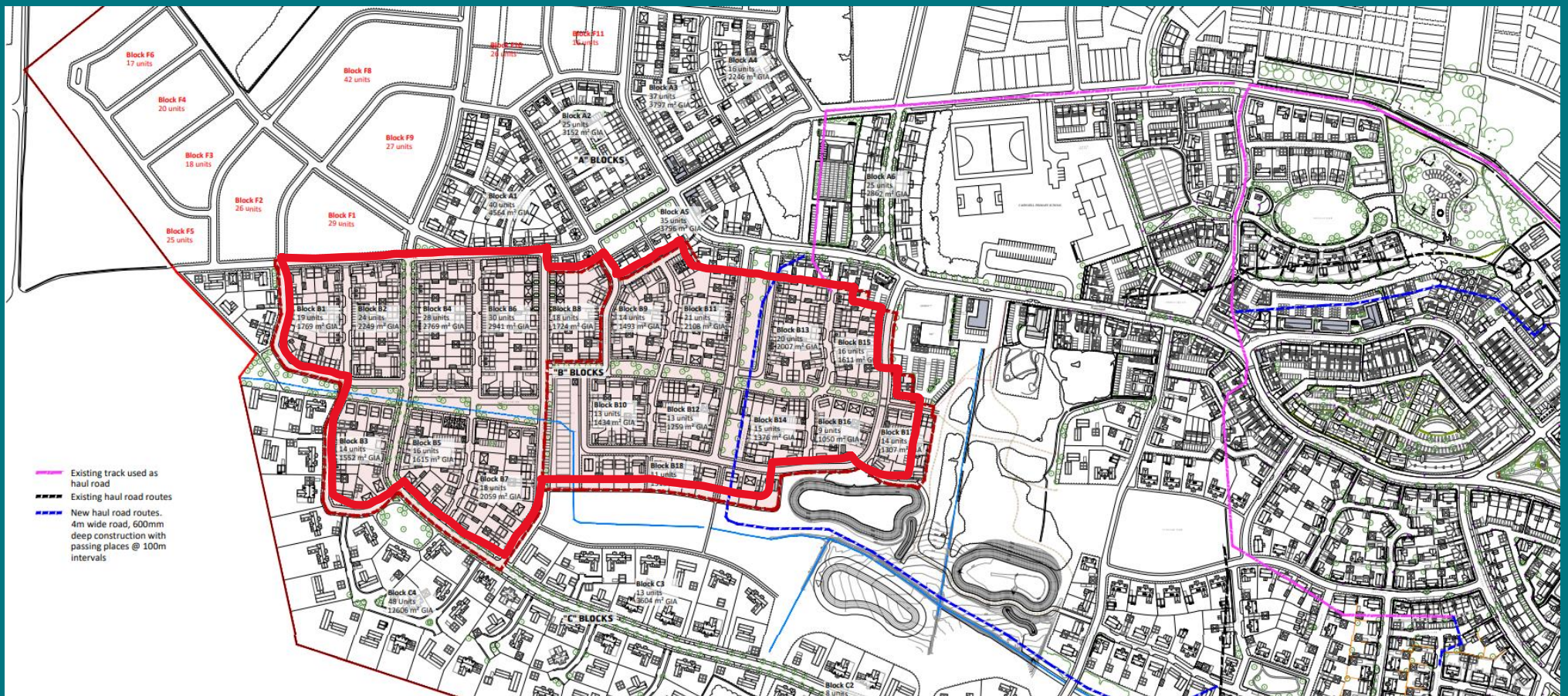
PHASE 1A	UNITS	PHASE 2A	UNITS
2B houses	17 Units (22%)	2B houses	10 Units (9%)
3B Houses	39 Units (51%)	3B Houses	68 Units (62%)
4B houses	20 Units (26%)	4B houses	29 Units (26%)
5B souses	1 Unit (1%)	5B souses	3 Unit (3%)
PHASE 1B		PHASE 2B	
2B houses	8 Units (12%)	2B houses	8 Units (14%)
3B houses	36 Units (52%)	3B houses	31 Units (54%)
4B houses	22 Units (32%)	4B houses	18 Units (32%)
5B houses	3 Units (4%)		

Town Planning

The Planning Permission in Principle was approved on 02/10/2013 subject to the approval of the section 75 Legal Agreement. Full Planning Permission will be available through the submission of a Matters Specified in Conditions (MSC) application. The landowner will however assume responsibility for all S75 planning contributions and as a result all planning gain will be attended to. The requirement for affordable housing will also be dealt with by the landowner.

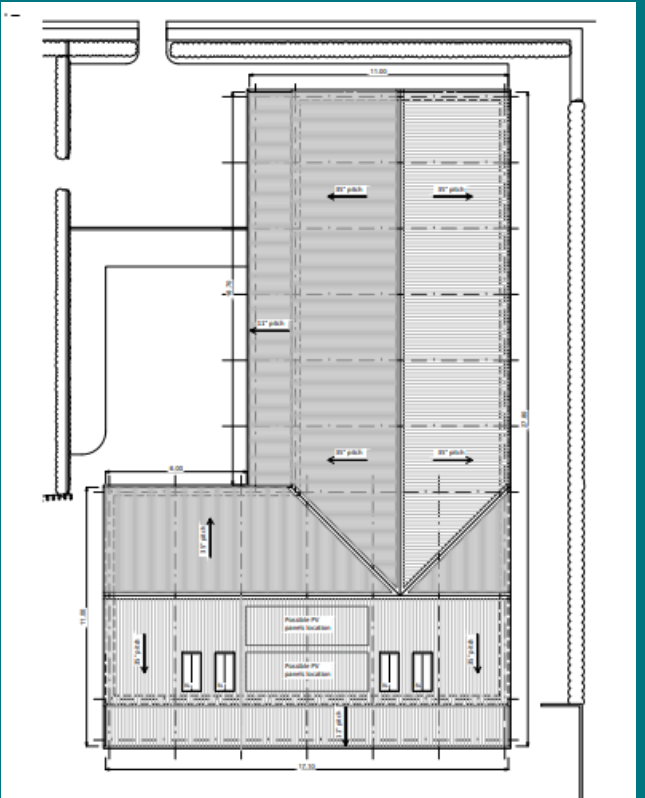
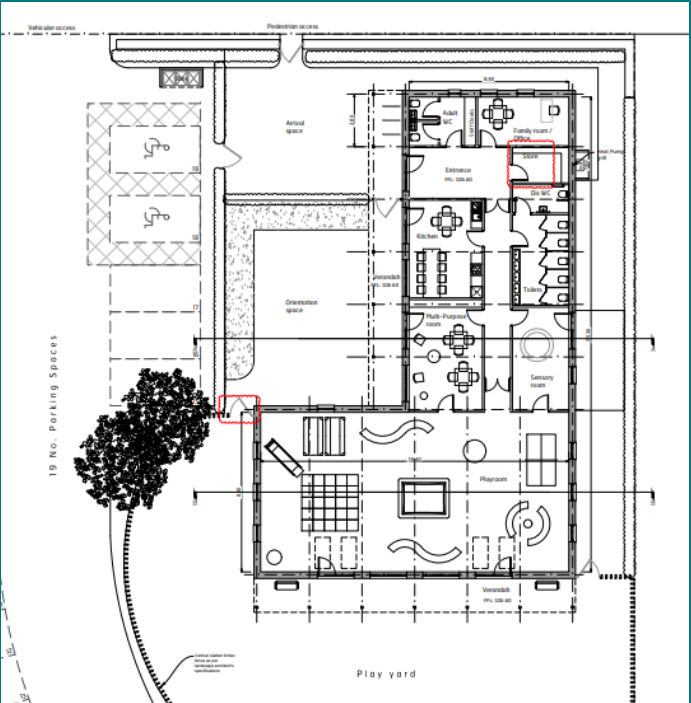
Delivery Strategy

The landowner will implement at its own cost the enabling infrastructure required to make the land available for development. As a result, an appropriate access, together with all services and utilities of an appropriate capacity, will be provided to the site boundary. More detail on the land release strategy is available in the 'Wester Cairnhill Design Standard' information pack.



Commercial

A range of commercial development opportunities are available within the development. This includes land available for retail development and a care home site. In addition, the overall Chapelton development will provide business land within the vicinity of the development. Parties with an interest in such opportunities should contact the sole agents for further information.



Data Room

The dedicated website www.chapeltonnewtown.co.uk provides further background to the development. In addition, a secure data room has been created for the sharing of additional technical data.

To access the secure data room, seriously interested parties must confirm their interest, in writing, to the sole selling agent at: c.grinyer@shepherd.co.uk / s.barnett@shepherd.co.uk

Data Room Contents:

- | | |
|--|-----------------------------------|
| A. Wester Cairnhill Design Code | G. Topographical Survey |
| B. Photo Library | H. Ground Investigation |
| C. Planning | I. Road Construction |
| i. Permission in Principle | J. Utilities & services |
| ii. Planning Application Pack | i. Power |
| iii. Section 75 Legal Agreement | ii. Water |
| D. Development Plans | iii. Drainage |
| i. Master Plan | iv. Telecommunications |
| ii. Development to Date | |
| E. Neighbourhood Centre, Commercial & Primary School | K. Bulk Earthworks & Site Licence |
| F. Wester Cairnhill | L. Ecology Reports |
| i. Boundary Plan | |
| ii. Master Plan | |
| iii. Unit Breakdown | |
| iv. Phasing Plan | |
| v. Materials | |
| vi. Street Frontage | |
| vii. Landscape | |
| viii. Inverlochy Road Frontage | |
| ix. Street Hierarchy | |

Form of Offer

The Vendor's preference is for a sale of the Heritable interest (Scottish equivalent to English Freehold) in the site(s). Offers for the whole, multiple, or individual phases will be considered.

Contact

For further information and to obtain a copy of the 'Wester Cairnhill Design Standard' information pack, please contact the sole selling agent:

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