

Video



For Sale

Care Home Site



Care Home Development Opportunity



Chapelton

- Established vibrant new and growing community
- Attractive Care Home development opportunity
- 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
- The Care Home site is included within the approved Masterplan
- Spine Infrastructure and off-site services delivered by the landowner (Elsick Development Company)
- Attractive high quality public realm and streetscapes already created

For Sale

Care Home Site

Chapelton Masterplan



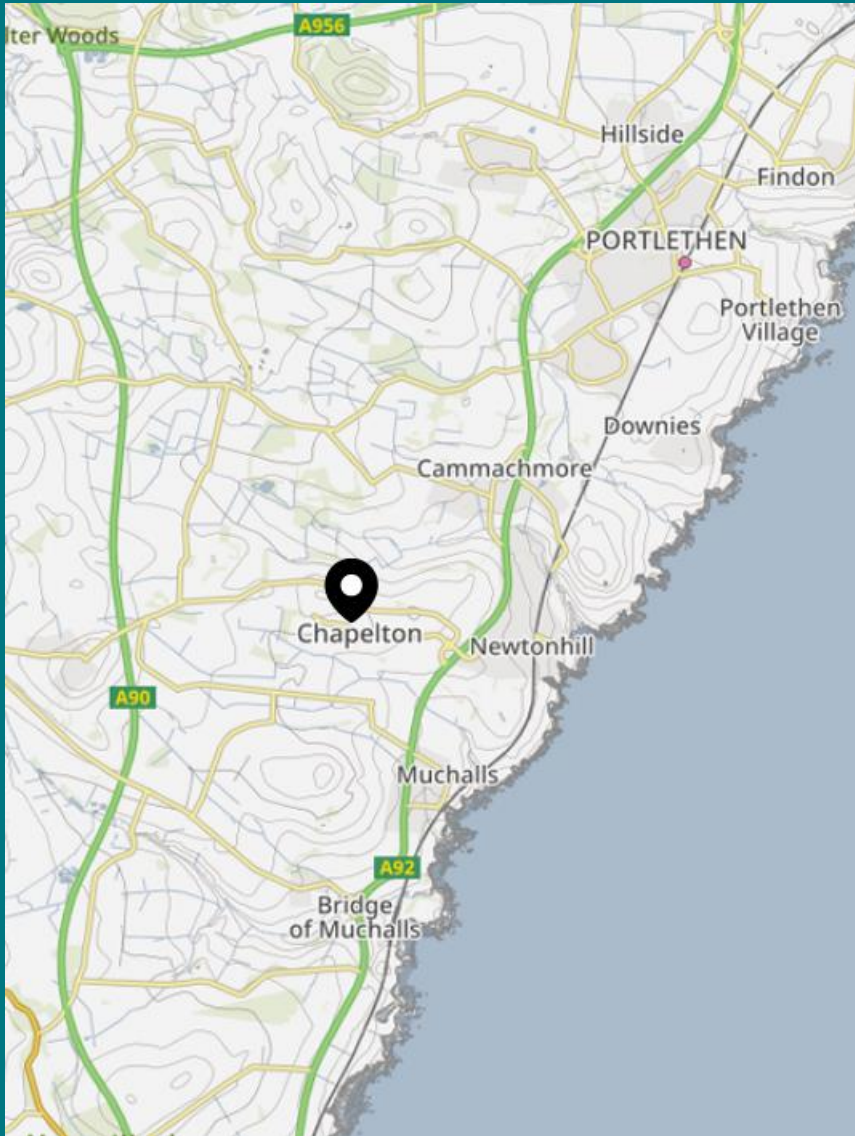
The preparation of the masterplan for Chapelton began in 2010: designed to follow the precedent set by neighbouring historic towns, the settlement is compact and mixed-use, with shops, parks and schools within walking distance of all residences.

At its first stage, the town comprises 1744 dwellings and 50,000 square feet of retail and commercial space within the first neighbourhood of Cairnhill. The development will then expand to 4045 dwellings and associated retail and facilities (outlined in red on the plan). 500 of these have completed and occupied in Cairnhill.

Chapelton offers a strong contrast to single-use suburban development, in which residences are separated from business development, shops and schools. Instead, the masterplan creates a network of mixed-use neighbourhoods, each of which can be traversed in five minutes on foot, from centre to edge, with the larger town centre spanning a ten-minute walk. This integrated structure enables Chapelton residents to lead a less car-dependent lifestyle, and to gain a greater sense of community through use of local facilities.

Additionally, the scale of Chapelton allows for the development of many amenities which could not have been sustained by many smaller housing estates or urban extensions. Thus, as a large, standalone settlement, Chapelton will function as a new town rather than a dormitory community of Aberdeen commuters, and ultimately provides a more sustainable alternative to suburban growth.

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.



Site

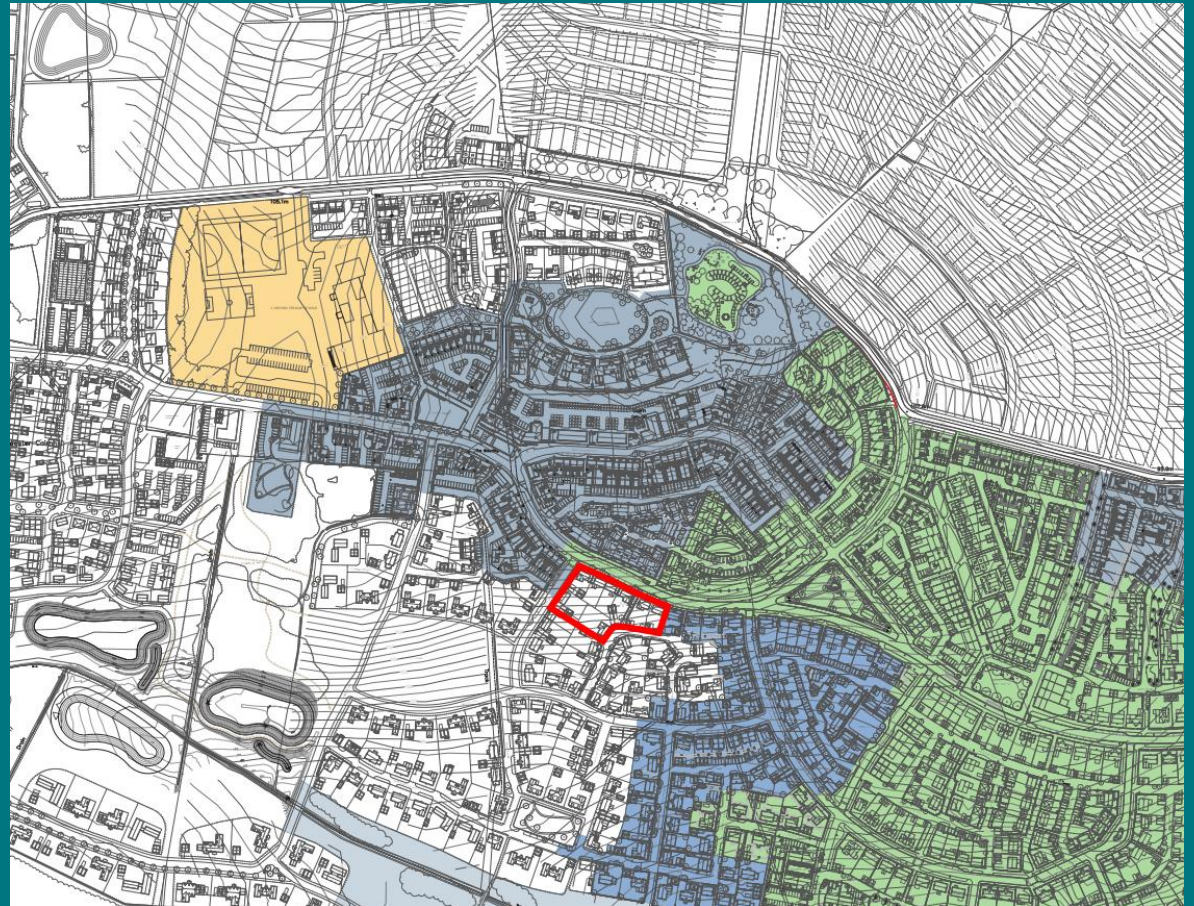
The subject site provides an opportunity to develop a care home within a rapidly evolving community. The site is located within a growing self-sufficient new town which features a variety of house types. It is also in close to an assisted living retirement complex.

The area benefits from having access to a range of services with an attractive offering of cafes, retail units and other services offered closeby. A new neighbourhood centre is also planned within the vicinity.



This Plan Shows:

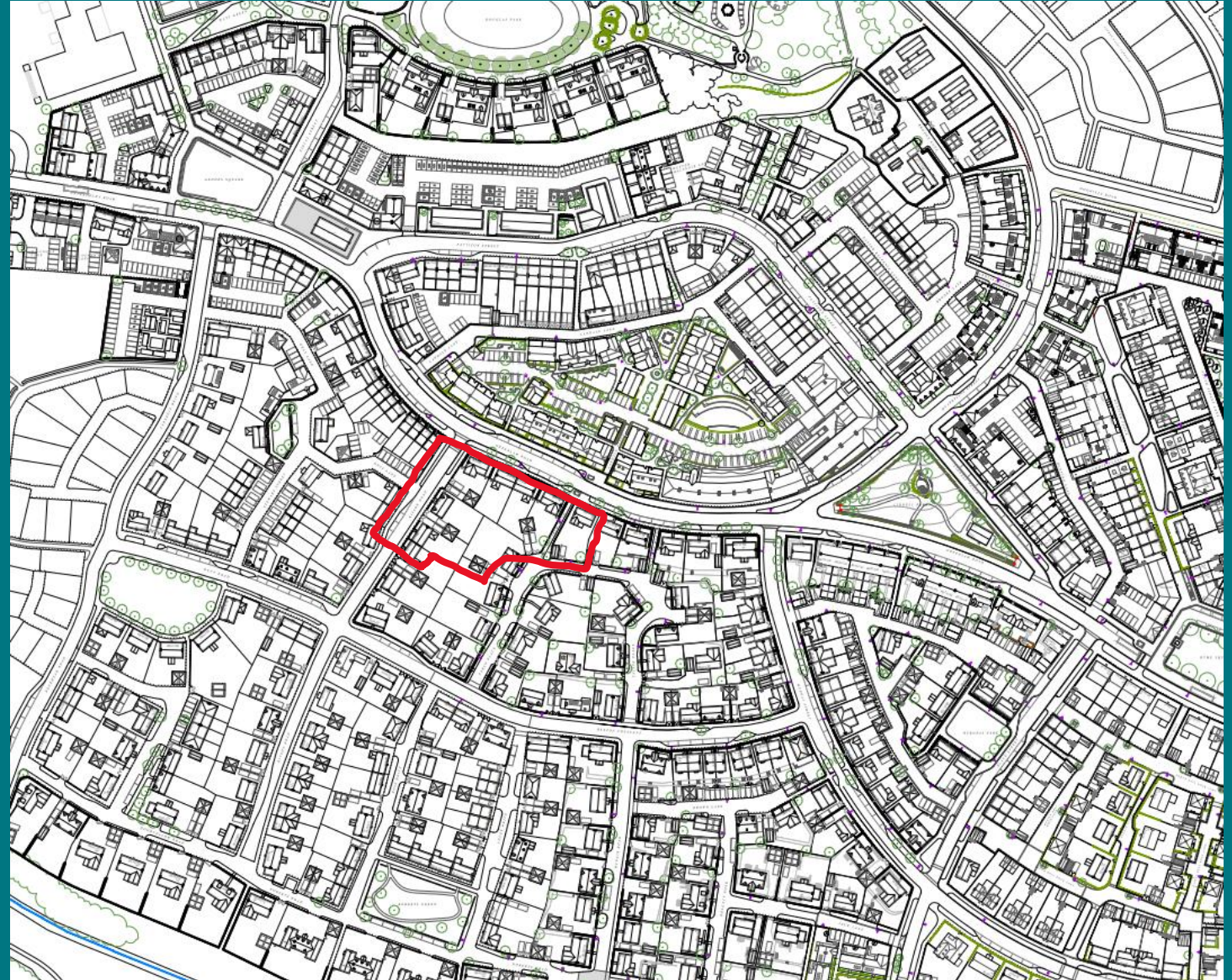
- The built, completed areas of Chapelton in green (485 units)
- The three housebuilders on-site currently, in shades of blue (343 units)
- The school site in yellow, and
- The Care Home site outlined in red



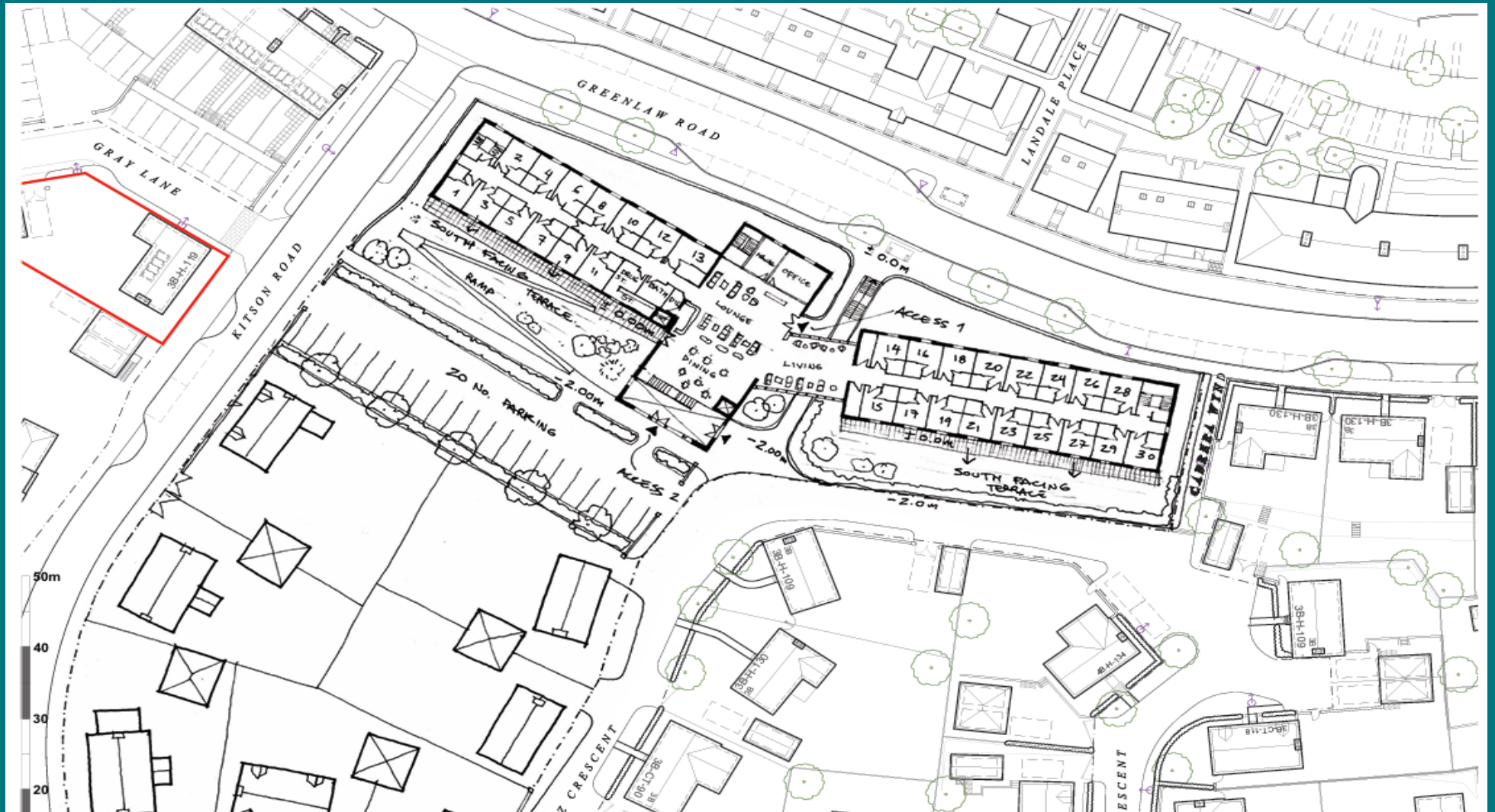
Site Planning

General Information

- Site Area: 0.3959 Ha
- Total GIA: 2607 m²
- Schedule of accommodations:
 - 60 no. rooms
 - Reception
 - Offices
 - Lounge and dining facilities
 - Drug stores
 - Toilet facilities
- Parking: 20 no. parking spaces
- Vehicular access off Kitson Road and Fernandez Crescent
- Pedestrian access off Greenlaw Road, via a pend that goes under the building to connect Fernandez and Greenlaw Road. Similar to the existing Retirement Village to the East.



Potential Layout Sketch Plan



The above plan is an indicative sketch. It is anticipated a purchaser would prepare their own independent plan.

Commercial

A range of commercial development opportunities are available within the development. This includes land available for retail development together with the 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.



Form of Offer

The Vendor is offering the site on the basis of a heritable sale (equivalent to English Freehold).

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.



Contact

For further information, please contact the sole selling agent:

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