

FOR SALE

Major Development Opportunity

Site extends to 1.67 hectares (4.125 acres) or thereby

Planning Permission in Principle granted for 258 residential flats and commercial units

Part of Torry Waterfront City Centre Masterplan Intervention Area

Located within OP106 in the 2023 Aberdeen City Local Development Plan

Price : Offers Invited



AERIAL VIDEO



WHAT 3 WORDS

**DEVELOPMENT SITE, SOUTH ESPLANADE WEST, ABERDEEN,
AB11 9FJ**

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Location

DEVELOPMENT SITE, SOUTH ESPLANADE
WEST, ABERDEEN, AB11 9FJ



The site is situated within Aberdeen, Scotland's third largest City with a population in excess of 220,000 people just a short distance south of Aberdeen City Centre.

The site itself is located on the west side of South Esplanade West between the Queen Elizabeth Bridge and the Victoria Bridge.

The Queen Elizabeth Bridge is one of the main routes into the City Centre from the south via Wellington Road and the site itself is just a short walk to Union Square Shopping Centre and the City Centre thereafter.



Major Development Opportunity
In close proximity to Aberdeen City Centre

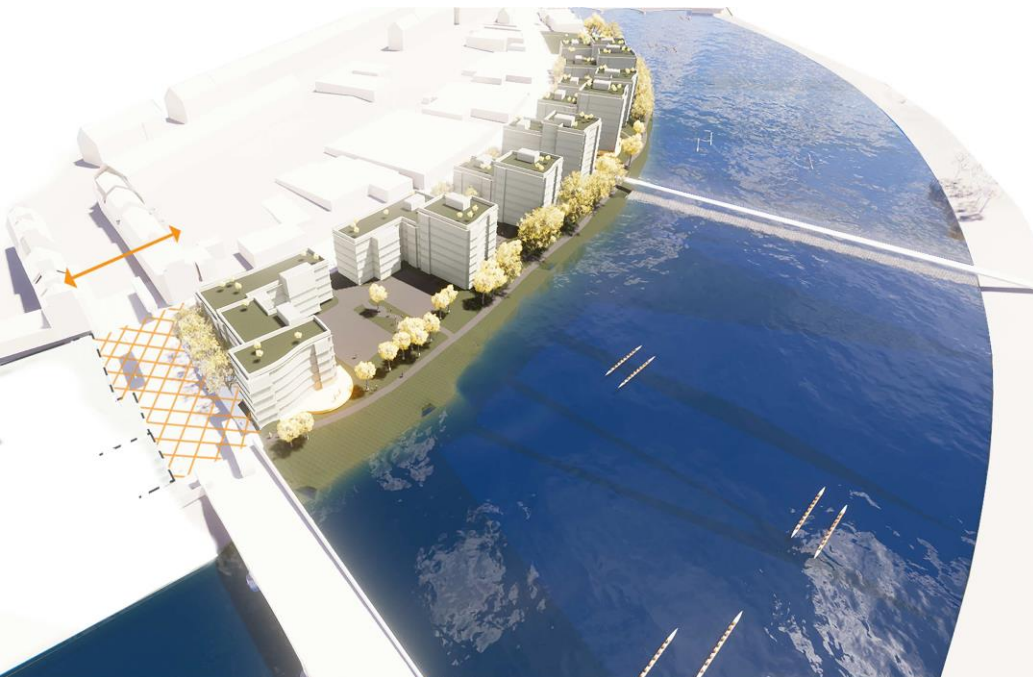


FIND ON GOOGLE MAPS



Description

DEVELOPMENT SITE, SOUTH ESPLANADE WEST, ABERDEEN, AB11 9FJ



Visualisation:

Birds Eye View from Victoria Bridge

The subjects comprise a development site extending to approximately 1.67 hectares (4.125 acres).

Planning

The site benefits from having Planning Permission in Principle for the the construction of 258 residential units set over 4 and 7 stories, 360sqm of retail and associated infrastructure.

The residential element comprises of the following:

- 90 x 1 bed flats
- 129 x 2 bed flats
- 32 x 3 bed flats
- 7 x 4 bed flats

The commercial element comprise of the following:

- Central Retail/Café – 113sqm
- Victoria Bridge Retail/Commercial – 503sqm

Full details of the consent along with conditions can be found using reference 181702/PPP or by clicking the link below:

[Planning Permission in Principle](#)

In addition to the above, an application has been submitted for a Variation of Condition 2 of the Planning Permission in Principle and full details can be found using reference 240249/S42 or by clicking the link below:

[Variation of Condition 2](#)

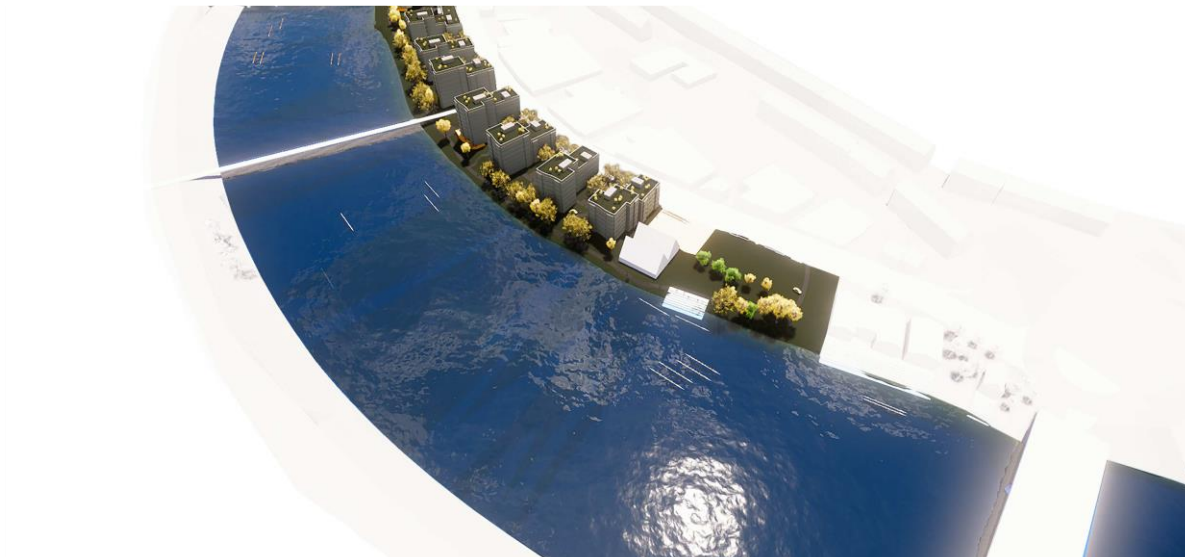
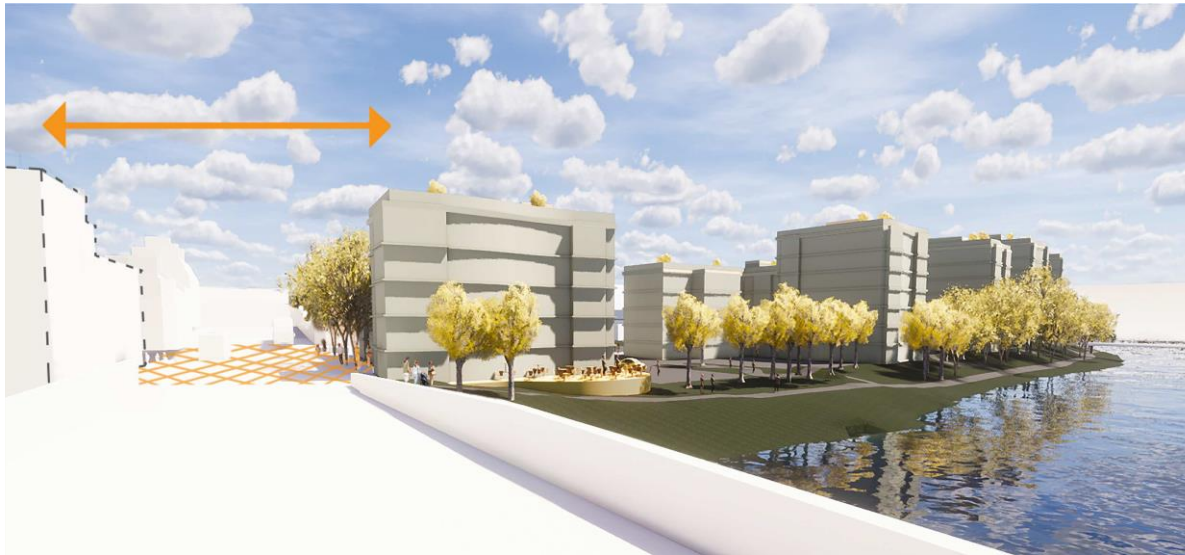
The site is located within OP106 in the 2023 Local Development

Interested parties should make their own enquiries with the Local Planning Authority in order to establish the suitability of their proposed use should it differ from the current consent or to satisfy themselves of the current consent.



Visualisations

DEVELOPMENT SITE, SOUTH ESPLANADE WEST, ABERDEEN, AB11 9FJ



TYPICAL COURTYARD



Proposals

Our clients are seeking to dispose of their freehold interest in the subject site.

It is essential that any interested parties wishing to be advised of future closing dates, formally note their interest with the selling agents.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

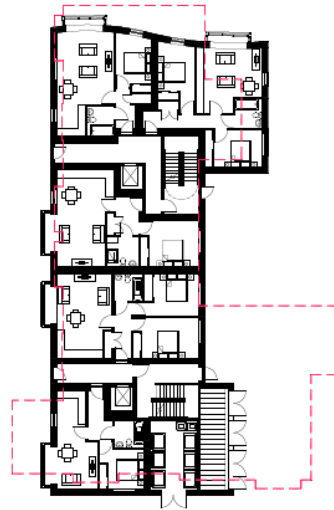
Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

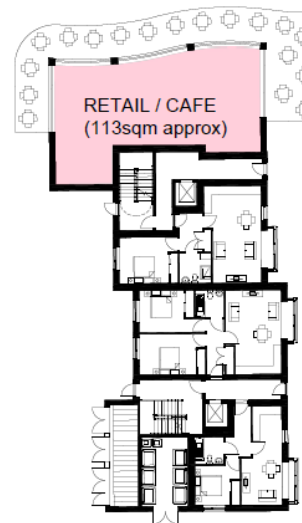
Indicative Ground Floor Block 1 – 3 Layout



BLOCK TYPE 1



BLOCK TYPE 2



BLOCK TYPE 3

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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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