



**VIDEO
TOUR**

>>

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > 1.7 HECTARES (4.2 ACRES) ZONED FOR RESIDENTIAL DEVELOPMENT
- > SUITABLE FOR BOTH EXCLUSIVE SINGLE DWELLING OR ATTRACTIVE MULTIPLE UNIT PROJECT
- > PRIME SOUGHT AFTER LOCATION WITH MATURE GROUNDS
- > EXCEPTIONAL LEVELS OF PRIVACY
- > ACCESS TO BOTH CULTER HOUSE ROAD AND NORTH DEESIDE ROAD
- > RAPID ACCESS TO AWPR

FOR SALE

EDGEHILL HOUSE, MILLTIMBER, ABERDEEN AB13 0DJ

CONTACT: Chris Grinyer, C.Grinyer@shepherd.co.uk 01224 202800 www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located between South Deeside Road and Culter House Road within the highly sought after suburb of Milltimber.

The site is surrounded by some of Aberdeen's most valuable housing. The location has the benefit of being highly accessible with excellent road links including rapid access to the AWPR enabling all parts of the city to be rapidly reached.

Good facilities and amenities are also available within the vicinity including local shopping, health, leisure and recreational facilities. Kippie Country Club is located close by whilst Peterculter and Deeside Golf Clubs are a few minutes' drive away. Rapid access is also available to countryside walks.

The subjects are within the Milltimber Primary School Catchment whilst secondary education is provided by the highly commended Cults Academy.

DESCRIPTION

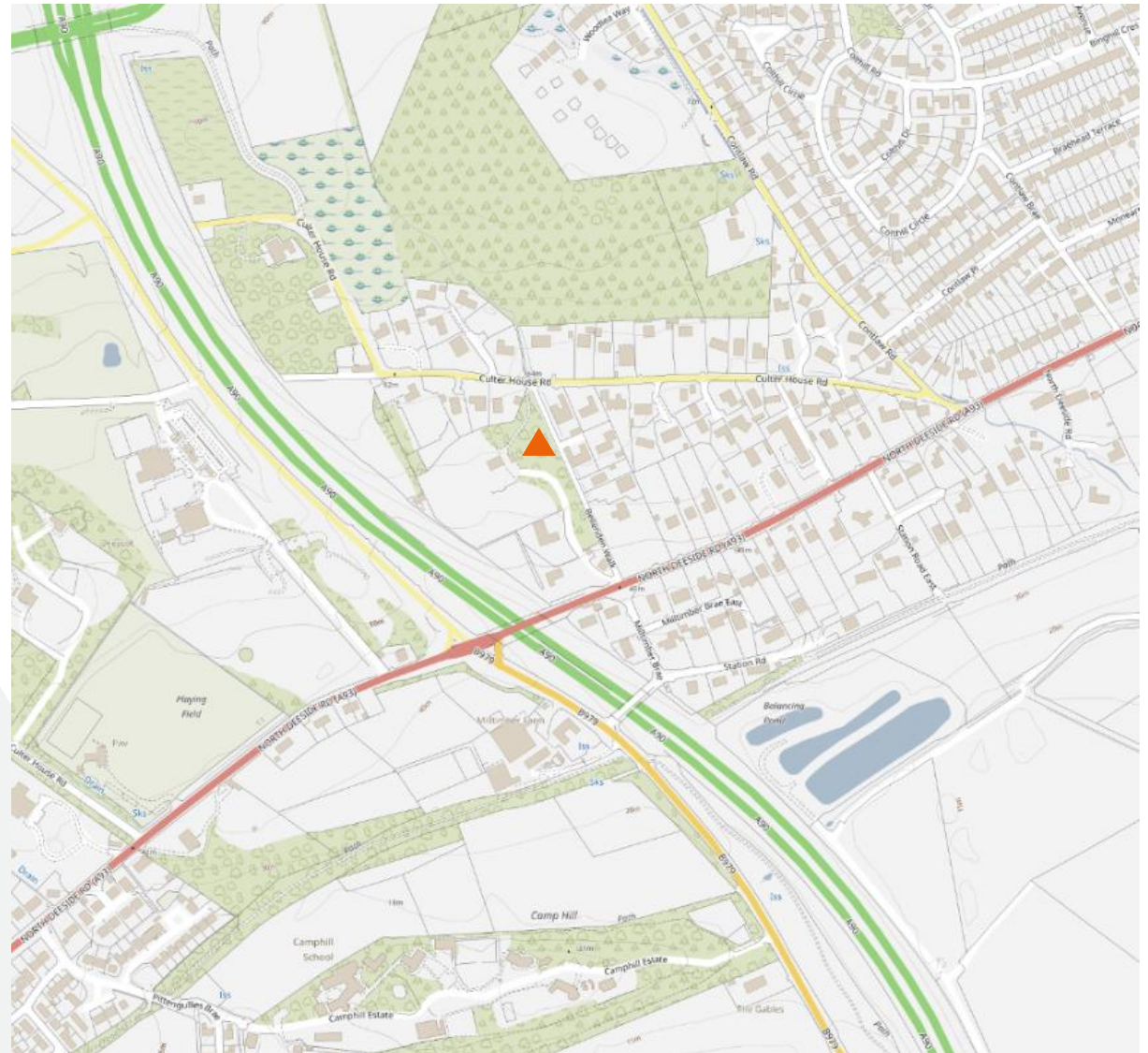
The subjects comprise a one and a half storey detached dwelling contained within substantial grounds which extend to a total of 1.7 hectares, or 4.2 acres or thereby.

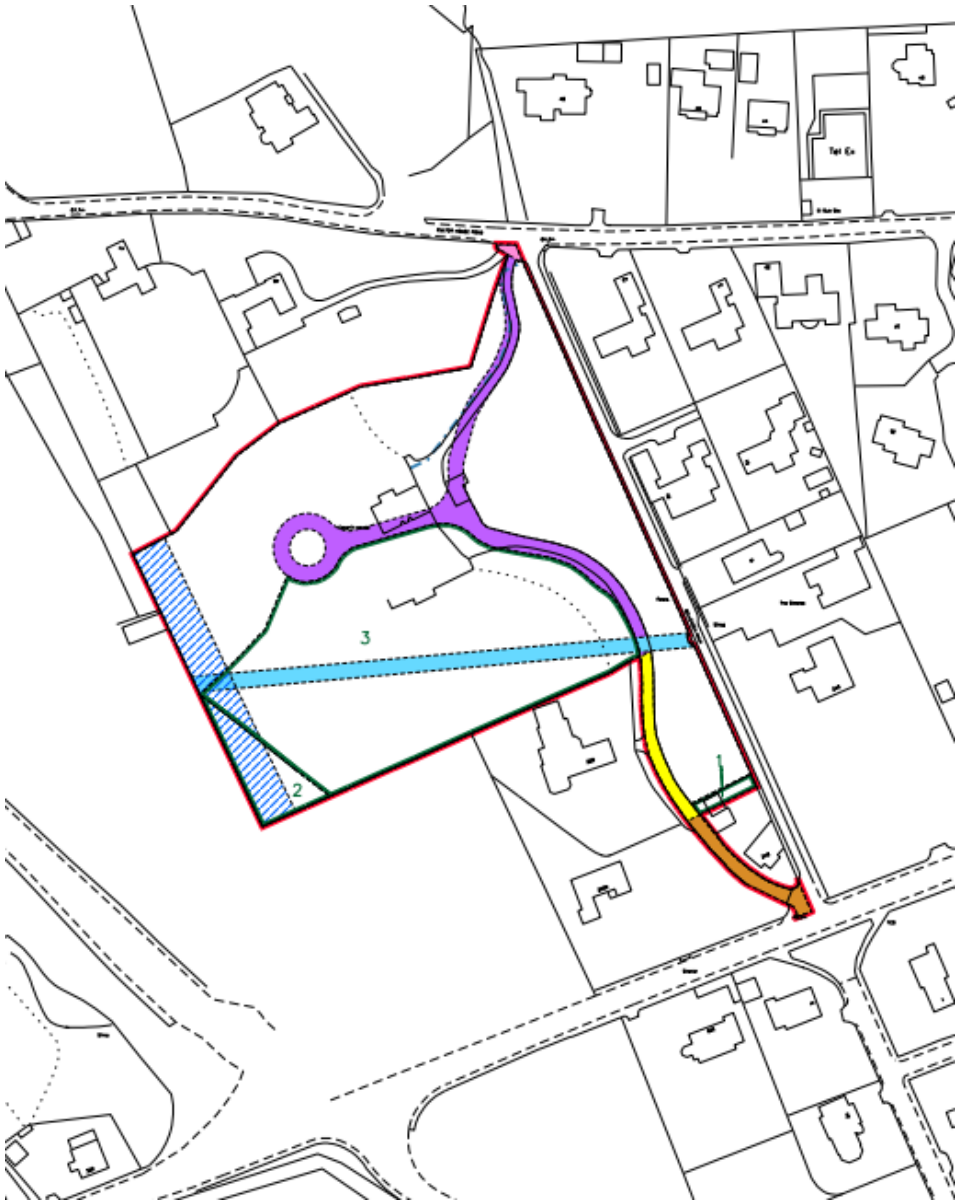
The grounds are relatively flat and feature lawns and other mature grounds which provide the site with an immediate maturity and tranquility.

It is anticipated an incoming developer will demolish the existing dwelling with a view to creating a new exclusive development of high-end value houses.

The site benefits from having accesses from North Deeside Road and more importantly from the in-demand address of Culter House Road. It is anticipated the latter will form the access into the new development.

The site boundaries are demonstrated on the enclosed Title Plan. Further information in relation to the title is available upon request.





LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we will require to undertake Anti-money laundering checks on our clients prior to premises being marketed. Accordingly details in respect of parties with a controlling stake in the asset will be required and thereafter invited to complete our AML checks using our 3rd party provider.

PRICE

Offers invited.

VAT

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

PLANNING

The subjects are identified in the Aberdeen City Council Local Development Plan 2023 as OP47, being an opportunity site for the development of 5 homes. It is anticipated a developer would replace the existing house on the site with a further new house consequently providing a new development of 6 houses in total.

Planning Permission has previously been granted for the erection of 6 houses on the site. This was not implemented and consequently has subsequently lapsed. The principle of development on the site is though well established.

Further information is available upon enquiry

VIEWINGS

For organising a viewing, please contact us on 01224 202 800.

Alternatively contact the agent directly, details can be found below.

Chris Grinyer BSc Hons MRICS

Shepherd Chartered Surveyors

E: C.Grinyer@shepherd.co.uk

T: 01224 202 815

M: 07720 466 033

W: www.Shepherd.co.uk



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen AB15 4ZN
Chris Grinyer, C.Grinyer@shepherd.co.uk 01224 202800

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2024**

www.shepherd.co.uk

