



For Sale

Supermarket/Commercial Development Opportunity



Supermarket/Commercial Development Opportunity



Chapelton

- Established vibrant new and growing community.
- Significant convenience/supermarket development with adjoining retail/commercial 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.
- Supermarket/Commercial sites included within approved Masterplan.
- Spine Infrastructure and off-site services delivered by the landowner (Elsick Development Company).
- Attractive high quality public realm and streetscapes already created .
- Ready for early development.

For Sale

Supermarket/Commercial Development Sites

Chapelton Masterplan



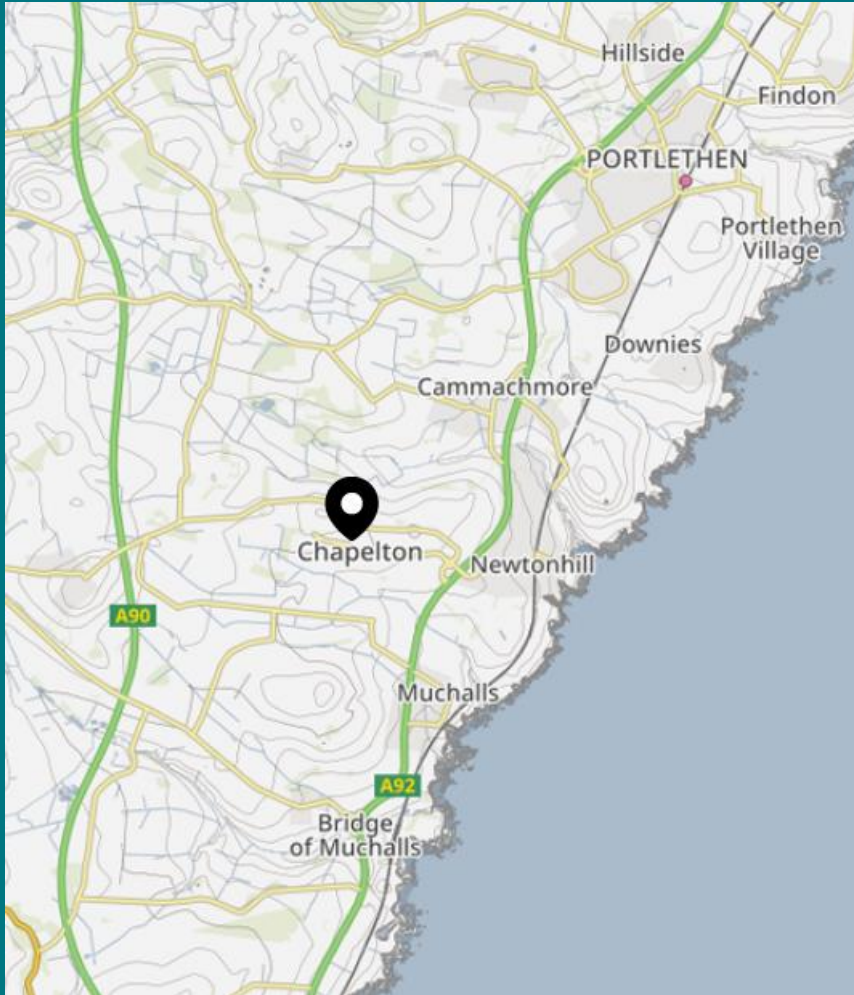
The preparation of the masterplan for Chapelton began in 2010: designed to follow the precedent set by neighbouring historic towns, the settlement is compact and mixed-use, with shops, parks and schools within walking distance of all residences.

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. 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. The Supermarket and Commercial units proposed on the subject sites form an integral part of this overall strategy.

Chapelton New Town



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.



Chapelton

Cairnhill is the first neighbourhood to be built, working east to west towards the town centre of Chapelton. Greenlaw Road has been constructed to provide access from the A92.

The Cairnhill neighbourhood provides a variety of residential streets offering detached family houses, terraced housing and farmsteads which are proposed on the outskirts of the settlement.

The variety of houses aims to draw a diverse demographic, providing homes for those of differing incomes and housing needs.

The diverse variety of housing types combined with the range of integrated amenities will enable residents to stay in Chapelton for the long term, as their families grow or if they choose to downsize in retirement.

The streets are based on existing topographical conditions allowing different character areas to develop naturally out of the landscape.



Current Status

The Supermarket/ Commercial site will be located in the heart of the Chapelton development.

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.
- The supermarket and commercial site outlined in red.



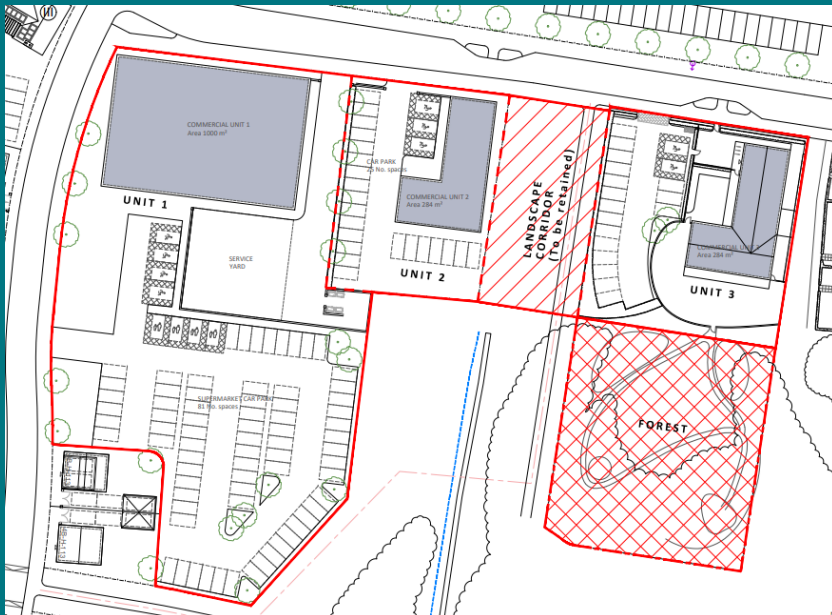
Site Plan with Indicative Proposals

The proposed development envisages the development of three separate units. Site 1 is anticipated to be developed for the purposes of a supermarket, whilst Site 2 and Site 3 are considered suitable for retail or other commercial purposes to include nursery, showroom, clinic, office or other suitable uses to be agreed with the landowner.

The sites provide the following areas together with the anticipated accommodation of each of the individual properties:

Site Areas:

- Unit 1: 1.29 Acres/ 0.52 Ha
- Unit 2: 0.32 Acres/ 0.13 Ha
- Unit 3: 0.41 Acres/ 0.17 Ha
- Unit 1 GIA: 10,613sqft/986 m²
- Unit 2 GIA: 3,057sqft/284 m²
- Unit 3 GIA: 3,057sqft/ 284 m²



Commercial

A range of commercial development opportunities are available. 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.

The soon to be constructed Geddes Square, shown below, will feature some 11 small retail units and a community hall, providing further facilities and amenities to the Chapelton development.



Form of Offer

The vendor's preference is for a sale of the heritable interest (Scottish equivalent to English freehold) of the site(s). Ground leases of the sites will be considered.

Offers for the supermarket/commercial site are invited.

Offers for individual sites may be considered.

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 agents:

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