

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > PLANNING CONSENT GRANTED FOR RESIDENTIAL ON 4 BON ACCORD CRESCENT & COACH HOUSE
- > APPLICATION SUBMITTED FOR RESIDENTIAL AT 3 BON ACCORD CRESCENT

FOR SALE
SHEPHERD
COMMERCIAL
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FOR SALE

3&4 BON ACCORD CRESCENT, ABERDEEN, AB11 6XH

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RESIDENTIAL DEVELOPMENT OPPORTUNITY IN DESIRABLE CITY CENTRE LOCATION

LOCATION

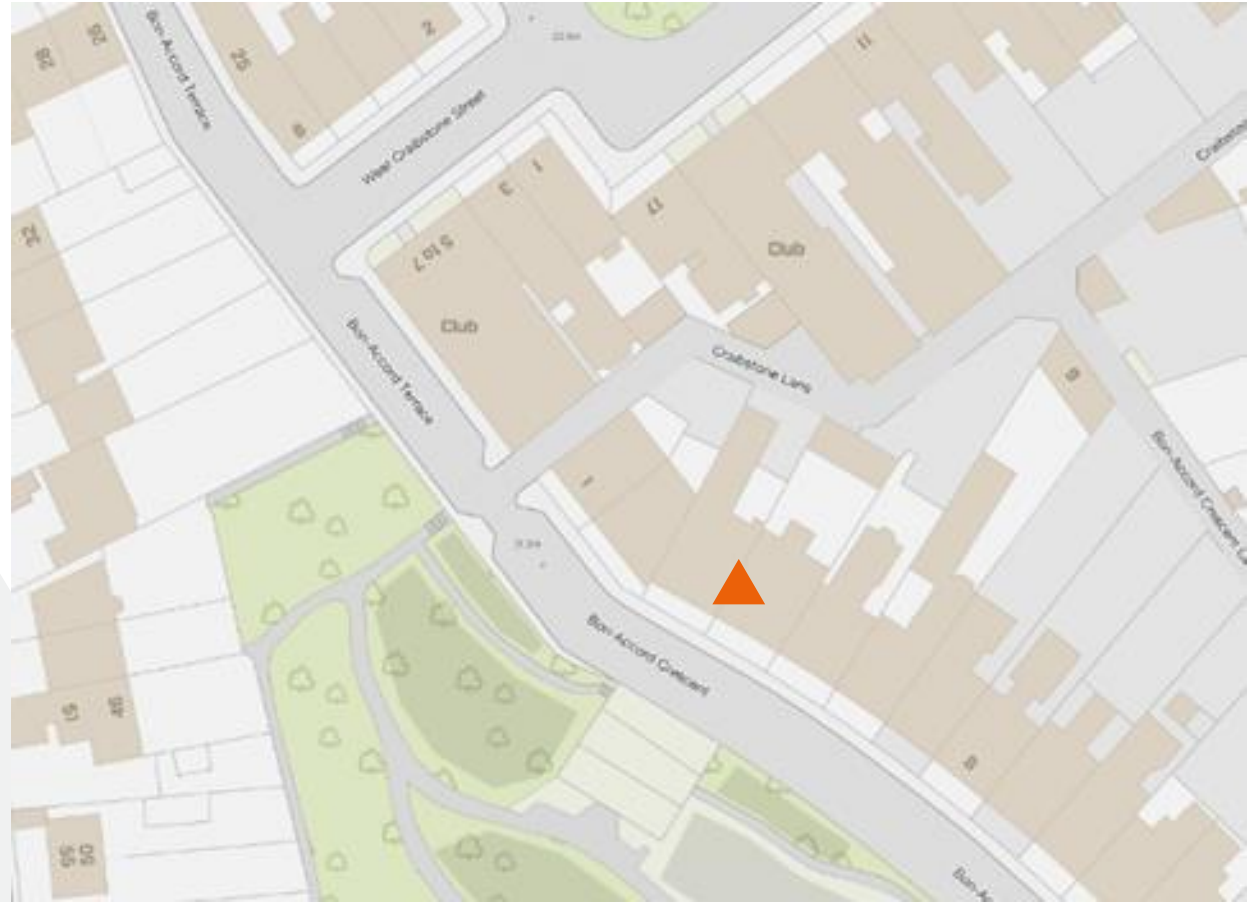
The subjects occupy a prestigious location at the northern end of Bon Accord Crescent close to its junction with Bon Accord Square. The location is only a short distance from Union Street, the City's main commercial and retail thoroughfare. The location benefits from good transportation links given the central location and accordingly is easily accessible from all parts of the City.

DESCRIPTION

The premises comprise of a two mid-terraced townhouses arranged over lower ground, first and attic floors which has been extended to the rear. The properties are of traditional granite and slate construction.

The premises currently provide cellular office accommodation along with w.c. and tea preparation facilities.

There is a coach house to the rear of 4 Bon Accord Crescent.

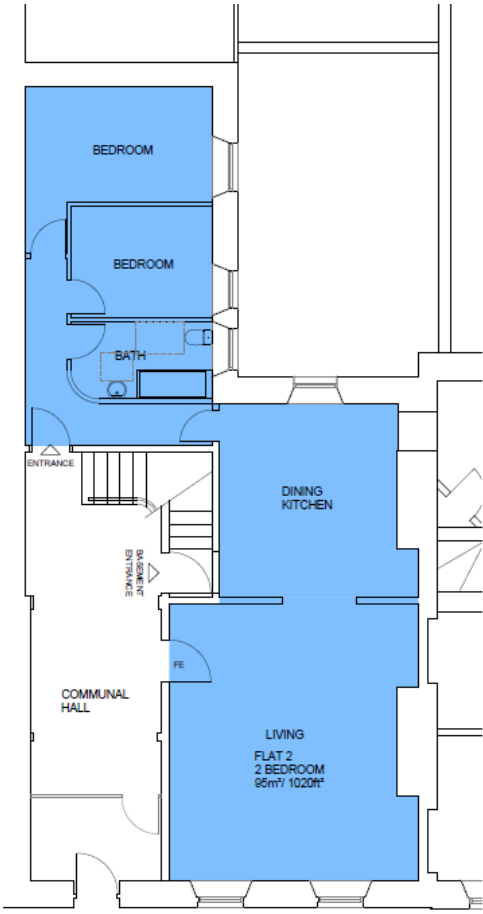
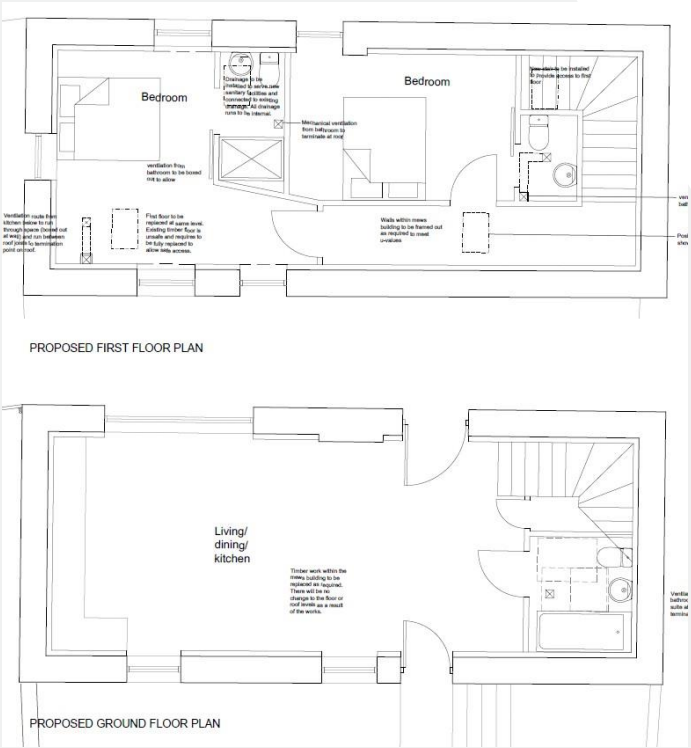


RESIDENTIAL DEVELOPMENT OPPORTUNITY IN DESIRABLE CITY CENTRE LOCATION

PLANNING

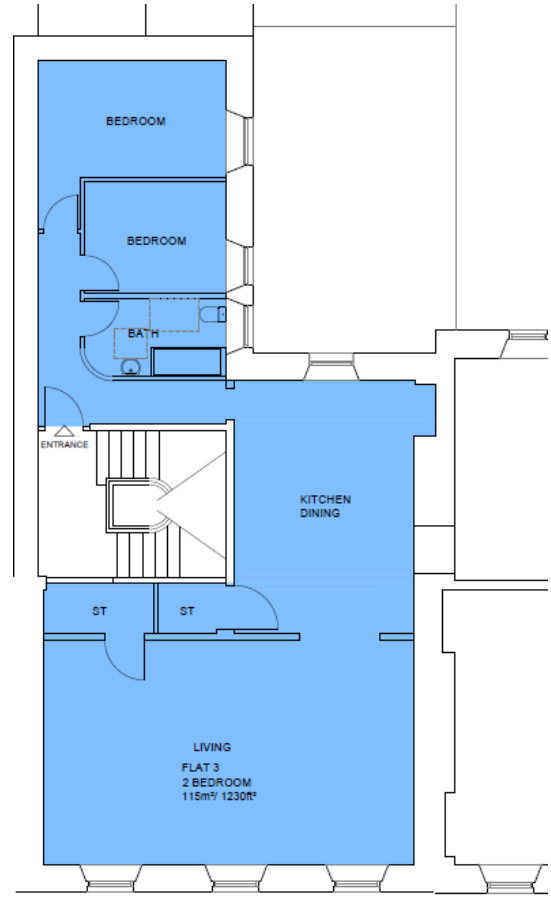
> 3 Bon Accord Crescent

Planning permission has been granted for the redevelopment of the premises to form a residential development consisting of four flats consisting of 3, 2 bed units and a 1 bed unit.



GROUND FLOOR PLAN

3 Bon Accord Crescent



FIRST FLOOR PLAN SCALE 1:100

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN DESIRABLE CITY CENTRE LOCATION

PLANNING

> 4 Bon Accord Crescent

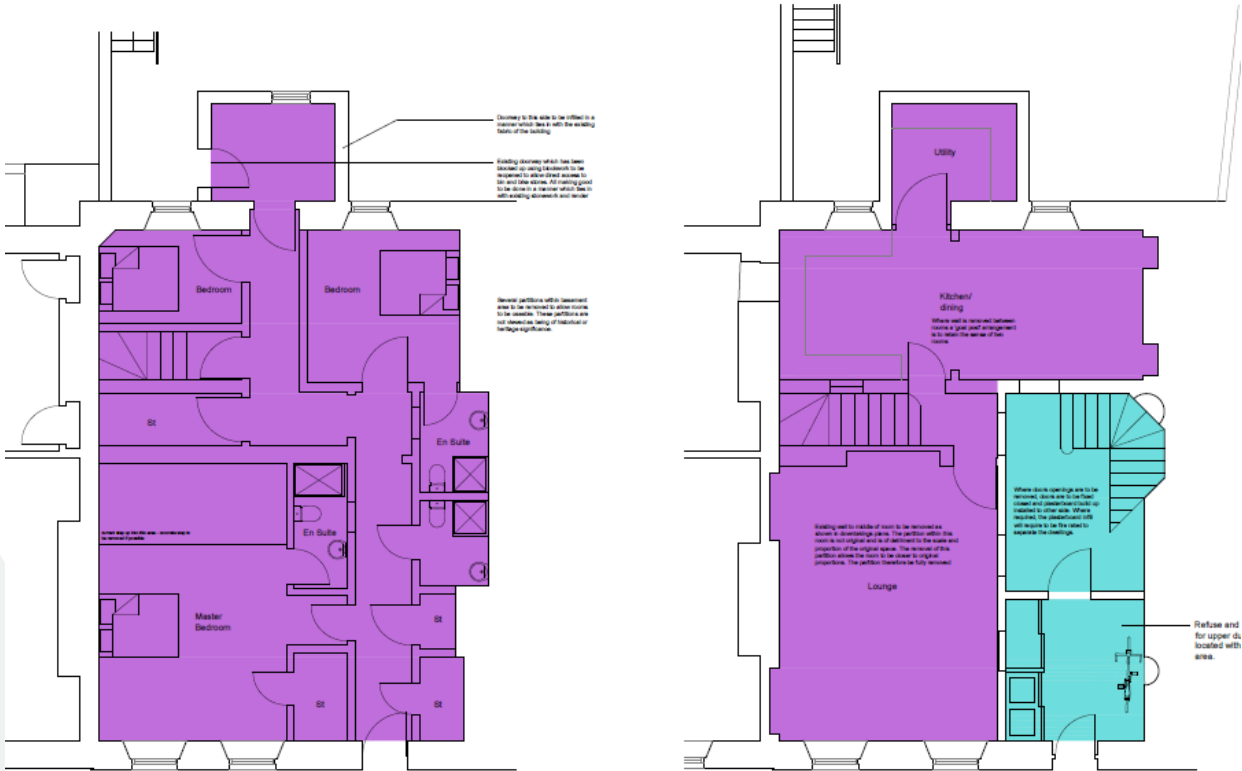
Planning permission has been granted in respect of a residential redevelopment to form two flats within the main building

> Coach House

A further unit is proposed within the coach house. Detail on the proposal can be at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=PV3R KOBZI2200>

Further detail and floor plans available upon request from the selling agents.



BASEMENT PLAN

GROUND FLOOR PLAN

ACCOMMODATION

3 BON ACCORD CRESCENT

ACCOMMODATION	SqM	No of Beds
Lower Ground Floor	135	2
Ground Floor	95	2
First Floor	115	2
Second Floor	73	1
TOTAL	418	

4 BON ACCORD CRESCENT

ACCOMMODATION	SqM	No of Beds
Lower/Ground Floor Duplex	228	3
First/2 nd Duplex	183	3
TOTAL	411	

MEWS

ACCOMMODATION	SqM	No of Beds
TOTAL	88	2

PRICE

Offers invited for our client's interest in the subjects.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as various entries at a combined level of £79,550.

A purchaser will have the opportunity to appeal the rateable value.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of

- > 3 Bon Accord Crescent – F
- > 4 Bon Accord Crescent – E
- > Coach House – A

Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

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

LISTED BUILDINGS

3 & 4 Bon Accord Crescent are currently category B listed.

VAT

No VAT payable is payable in addition to the purchase price..



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
 Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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