

ZONED RESIDENTIAL DEVELOPMENT LAND

Eigie Road, Balmedie, AB23 8YF

Adjacent to Balmedie Junction on A90

- Site Extends to 9.08 Hectares (23.45 acres) approximately.

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

Description:

The subjects consist of a L-shaped site, currently in pasture, shaded in pink and outlined in red on the attached plan, immediately adjacent to the Balmedie south junction on the A90, approximately 2 miles north of the northern terminus of the Aberdeen bypass and junction with A92. It connects with Eigie links and Balmedie beach to the east and is bounded on the west by land in third party ownership (also within OP1 development land) and on the south by un-zoned land. Eigie Road and land previously sold to Castlehill Housing Association forms the northern boundary.

Services:

It is understood that services are located nearby. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services.

Planning:

The subjects have been zoned within the Aberdeenshire Local Development Plan, Balmedie settlement, and noted as OP1 (part) and OP2 (part) and allocated for housing and commercial development.

OP1 was allocated 80 homes and 11 Hectares employment land in the 2017 Local development Plan, however the continued availability of employment land at near Blackdog to the south, may present an opportunity to increase the residential content of this site.

Castlehill Housing Association owns the northern half of OP2, and the title of this land reserves road and services connections through to the vendor's land.

An historic planning consent (2019/1724) was previously obtained for the whole of OP2, approving 222 homes.

No part of OP2 has been developed.

Aberdeen & Northern Marts own the western 'half' of OP1

It is anticipated that a Masterplan covering the whole of OP1 and OP2 site areas may be required as part of the planning process for the subjects of sale.

Please note that the vendor intends to retain an ownership strip along the west boundary of the subjects for sale.

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Guide Price:

Offers are invited for the vendor's heritable interest of the whole site.

Offers conditional on receipt of detailed planning permission for development of the site are anticipated.

VAT:

All prices, rents and premiums quoted are exclusive of any VAT that may be payable.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

Viewing & Offers:

The subjects can be viewed at any time from Eigie Road.

Offers conditional on receipt of Planning Permission will be considered.

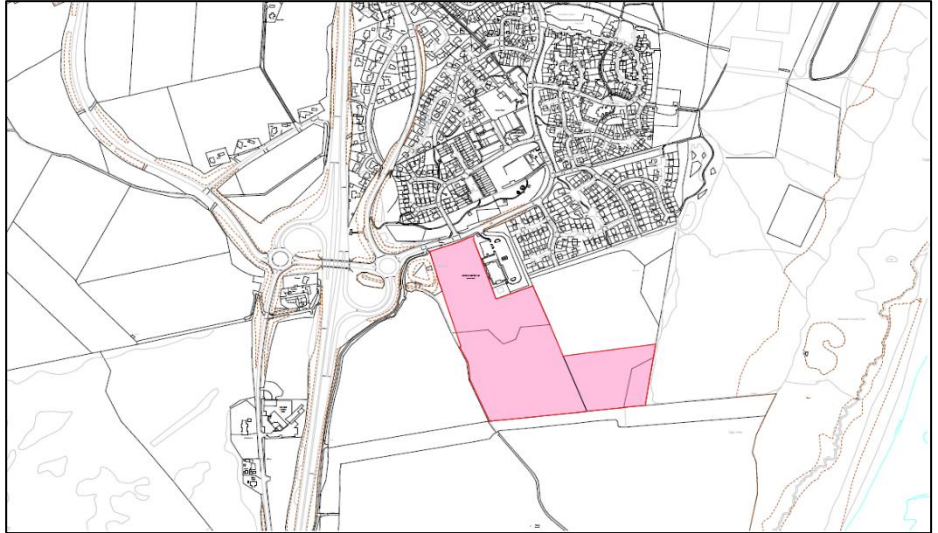
Any persons who wish to submit an offer to purchase the site should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB. T. 01467 469261.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received. Offers the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase must state the price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

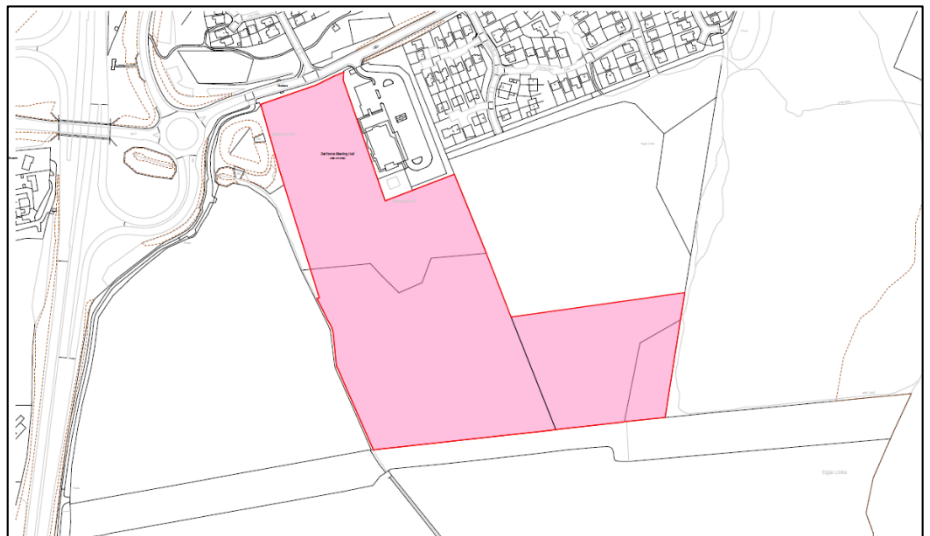
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Elgie Road, Balmedie, AB23 8YF

Location Plan:



Site Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. 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 tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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