



FOR SALE

Prime Residential Development Site

Site Area: 1.86 Hectares (4.6 Acres)

Cleared site ready for early development

Zoned for residential uses in the Local Development Plan

Offers Invited



WHAT 3 WORDS

**FORMER MILLTIMBER PRIMARY SCHOOL, MONEARN GARDENS,
MILLTIMBER, ABERDEEN, AB13 0EA**

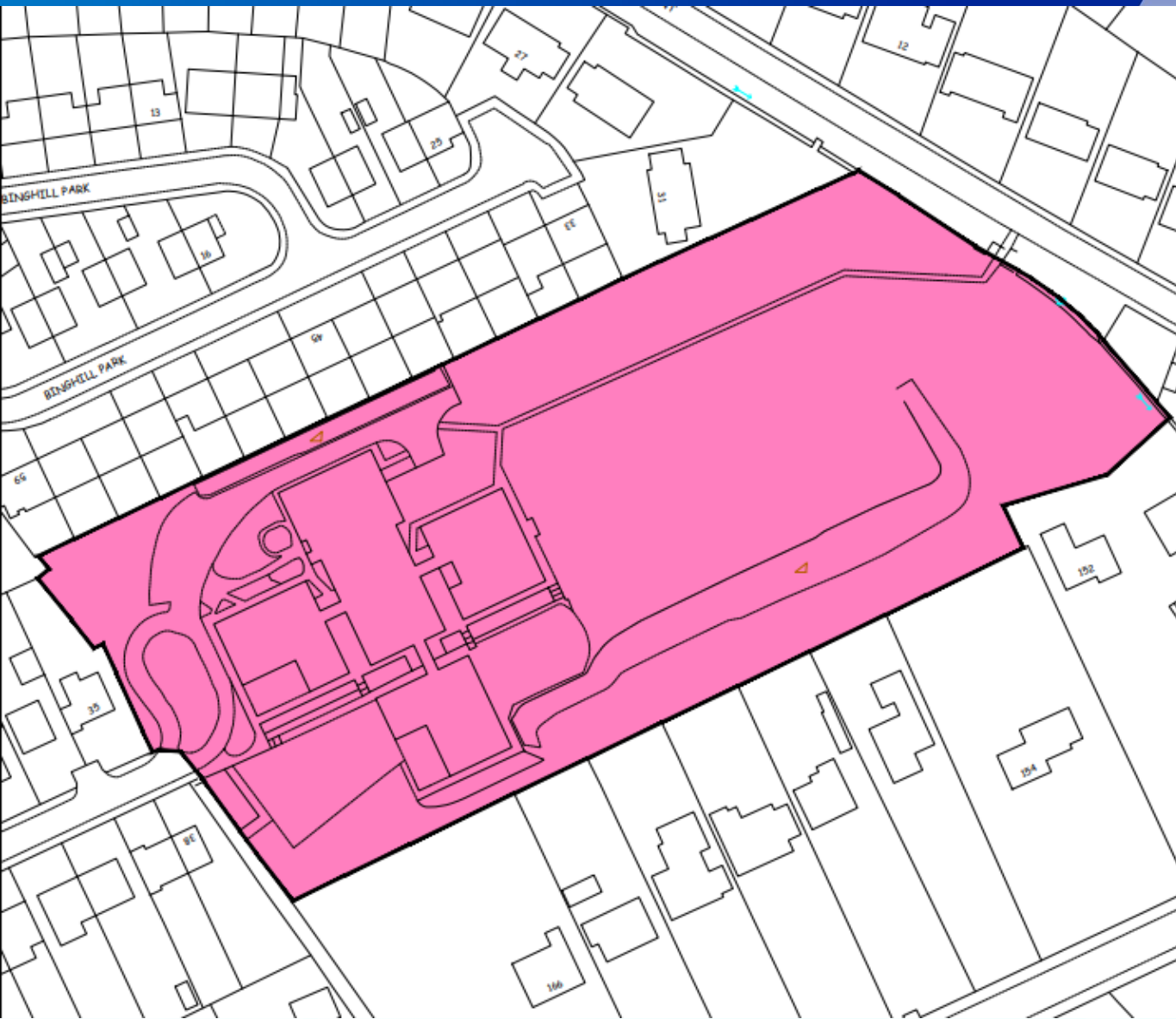
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The Overview

FORMER MILLTIMBER PRIMARY SCHOOL,
MONEARN GARDENS, MILLTIMBER,
ABERDEEN, AB13 0EA



Introduction

An exciting development opportunity is offered to the market. The subjects provide development potential for both residential and care home uses on a cleared site in one of the city's most desirable locations.

Location

The subjects can be found on the east side of Monearn Gardens and the west side of Binghill Crescent, within the affluent and sought after Aberdeen suburb of Milltimber. The site lies approximately 6 miles west of Aberdeen City Centre, with easy access to the AWPR, which allows all areas of the city to be rapidly reached.

The surrounding area is mainly of a residential nature, with good facilities and amenities nearby. The subjects are situated within the catchment areas of Milltimber School and Cults Academy, both of which enjoy an excellent reputation. Vehicular access to the site is currently from Monearn Gardens, while Binghill Crescent offers pedestrian access and potential for additional vehicular access.



Prime Residential
Development Site

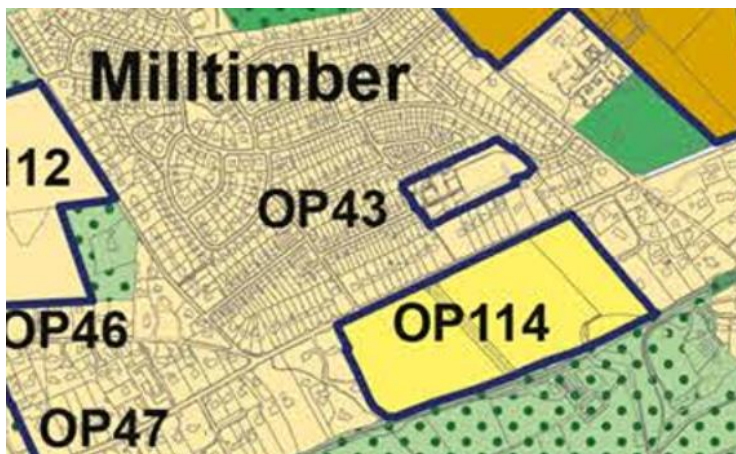


FIND ON GOOGLE MAPS



The Site

**FORMER MILLTIMBER PRIMARY SCHOOL,
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ABERDEEN, AB13 0EA**



Description

The site encompasses the former Milltimber Primary School, which has been demolished and consequently provides land ready for early development. The subjects are located within a mature setting featuring trees to the boundaries.

The terrain is predominantly level, with slight variations in elevation along the eastern and southeastern edges. The ground cover consists of a mix of hardstanding, hardcore, and grass.

Extending to approximately 1.86 hectares (4.6 acres), the site offers significant development potential in a desirable high value location.

Site Allocation

The subjects are identified in the Aberdeen City Council Local Development Plan 2023 as OP43, being an opportunity site for the development of housing.

There would also be potential for uses such as care home and assisted living subject to securing the appropriate consents.

Parties should make their own enquiries with the Planning Department of Aberdeen City Council in this regard.



The Details

FORMER MILLTIMBER PRIMARY SCHOOL,
MONEARN GARDENS, MILLTIMBER,
ABERDEEN, AB13 0EA

Price

Offers are invited for our client's freehold interest.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

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



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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