



**PLANNING
APPROVED**

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Site Area – 0.66 acres of thereby

Planning consent granted for:

- 4 Dwelling Houses
- 6 Flats

Prominent West End Location

Price – offers over £675,000



WHAT 3 WORDS

31/32 ALBYN PLACE, ABERDEEN, AB10 1YL

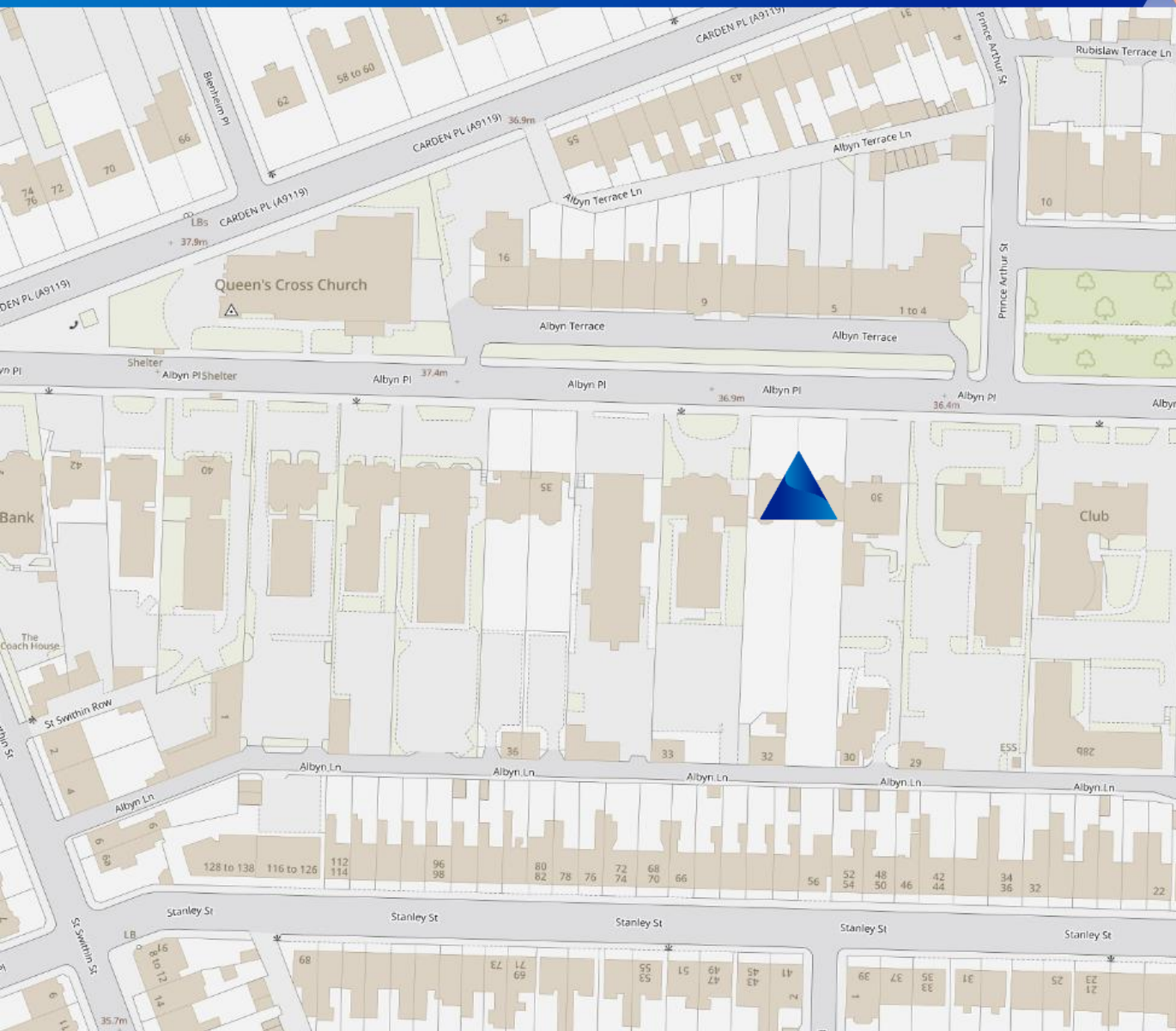
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

31/32 ALBYN PLACE, ABERDEEN,
AB10 1YL



The site is ideally located on the south side of Albyn Place, right in the heart of Aberdeen's West End, near Queens Cross. A variety of local amenities, including restaurants, cafés, hotels, and banks, are just a short walk away, along with diverse retail options.

Transport links are excellent, with Aberdeen's main ring road less than half a mile from the site. The city's train and bus stations are within a 20-minute walk, and Aberdeen International Airport in Dyce is approximately six miles to the northwest. Additionally, regular bus services operate along Albyn Place.



Residential Development Opportunity with
Planning Consent Granted



FIND ON GOOGLE MAPS



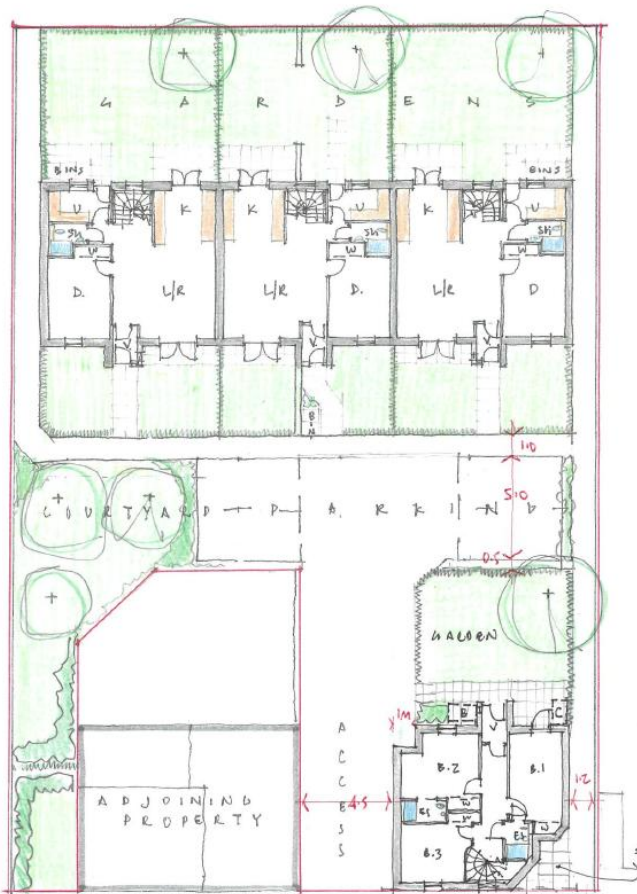
Planning – 4 Dwelling Houses

31/32 ALBYN PLACE, ABERDEEN,
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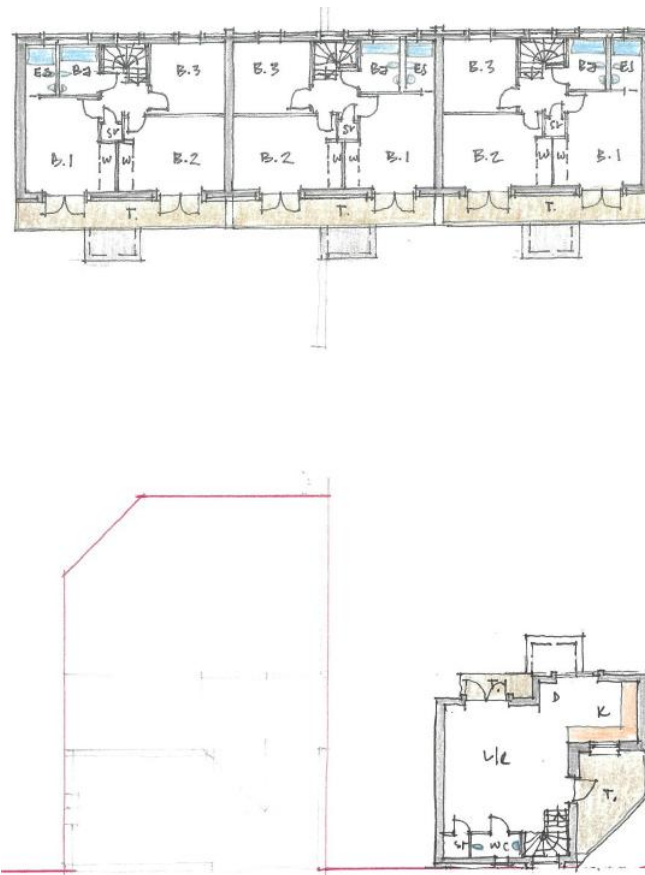
Planning Consent

Planning consent at the rear of the site has been granted for the construction of 4 three bedroom Dwelling Houses under planning application 230386/APP.

Full documentation can be found using the above reference number on Aberdeen City Council Planning portal or by [clicking here](#).



Ground Floor



First Floor



Site Layout



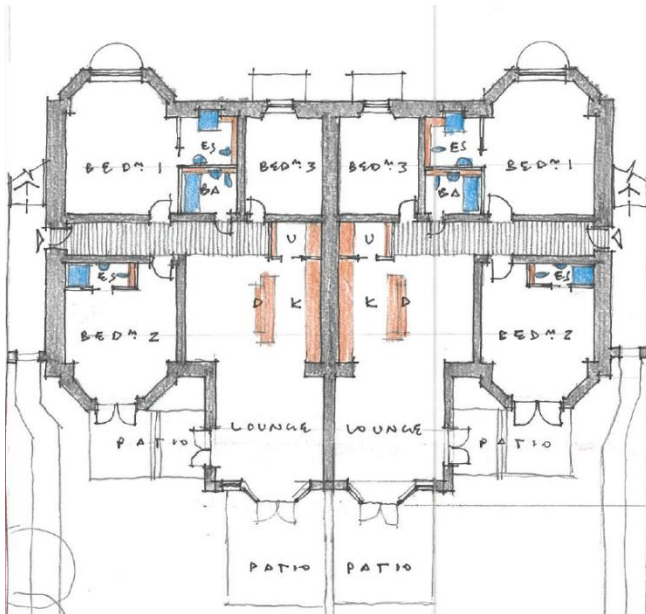
Planning – 6 Flats

31/32 ALBYN PLACE, ABERDEEN,
AB10 1YL

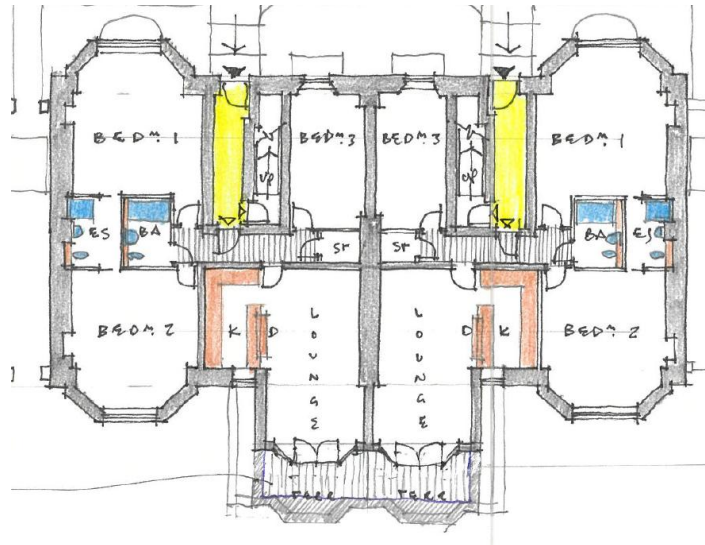
Planning Consent

Planning consent at the rear of the site has been granted for the construction of 4 three bedroom and 2 two bedroom flats under planning application 241162/APP.

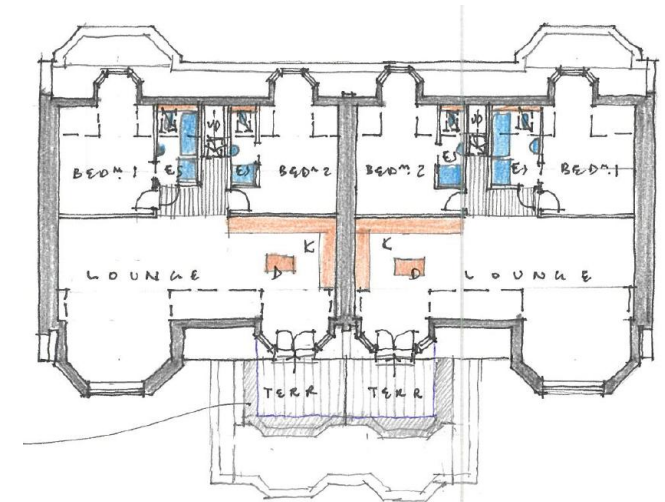
Full documentation can be found using the above reference number on Aberdeen City Council Planning portal or by [clicking here](#).



Lower Ground Floor



Ground Floor



First Floor



Description

The subjects were most recently used as office accommodation however were originally two semi detached townhouses of granite construction with a slate roof over lower ground, ground and first floors.

Price

Offers in excess of £675,000 are invited.

Rateable Value

The subjects are currently entered in the valuation roll as a premises under reconstruction with a nil rateable value.

Entry

Immediately upon completion of legal formalities.

Legal Costs

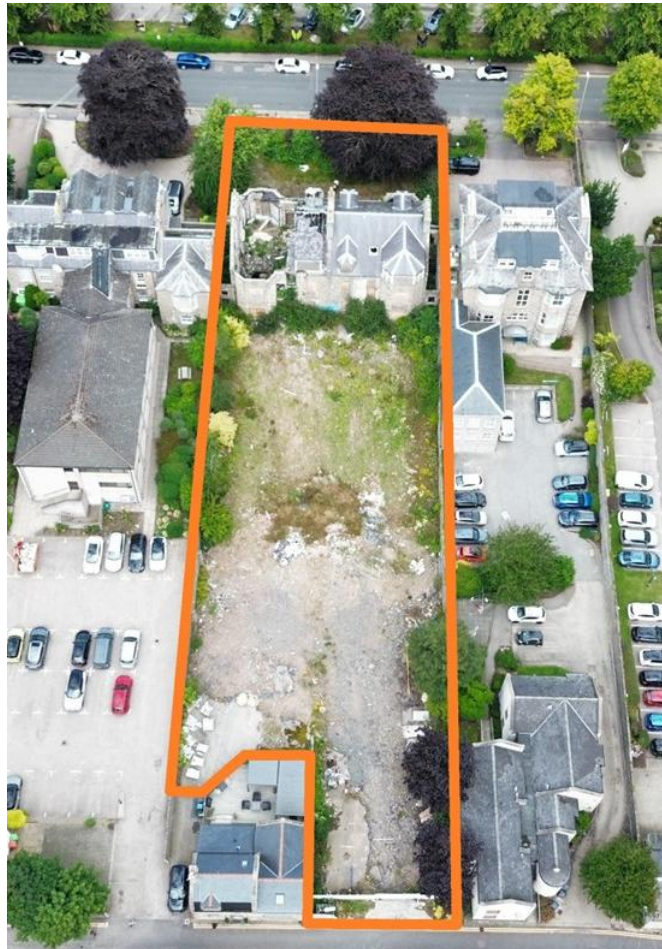
Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

VAT

All figures quoted are exclusive of Value Added Tax.



Get in Touch

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



James Morrison

james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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