PLANNING

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

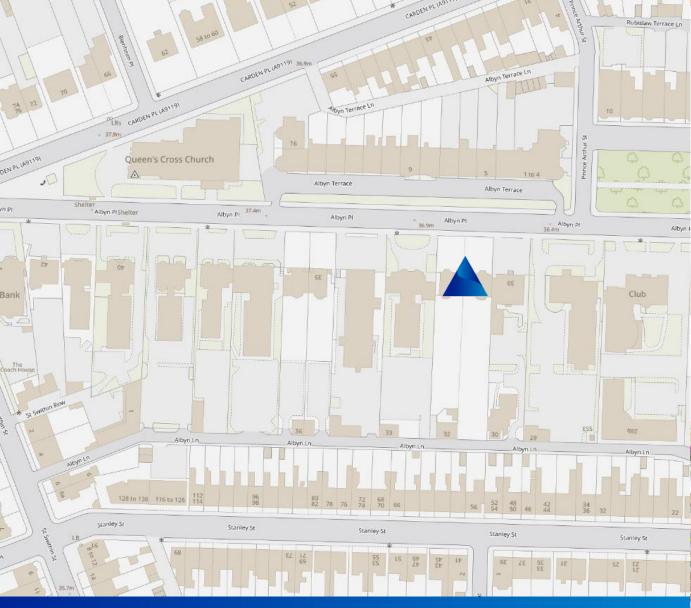




CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk







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

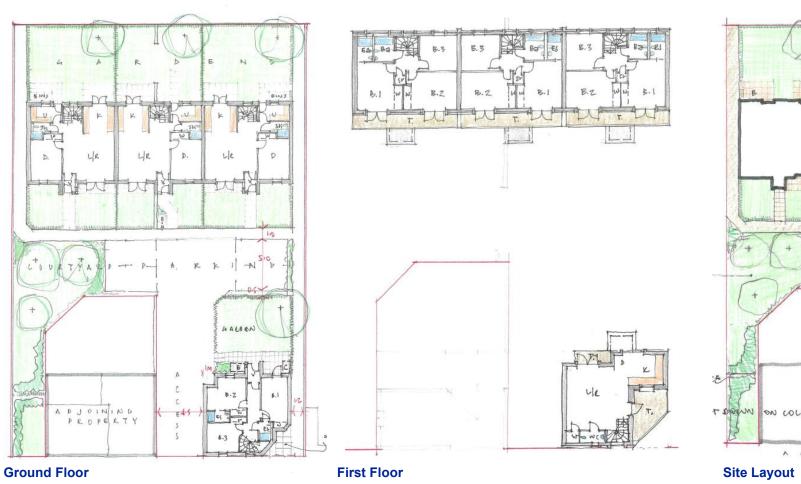


Planning – 4 Dwelling Houses

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.



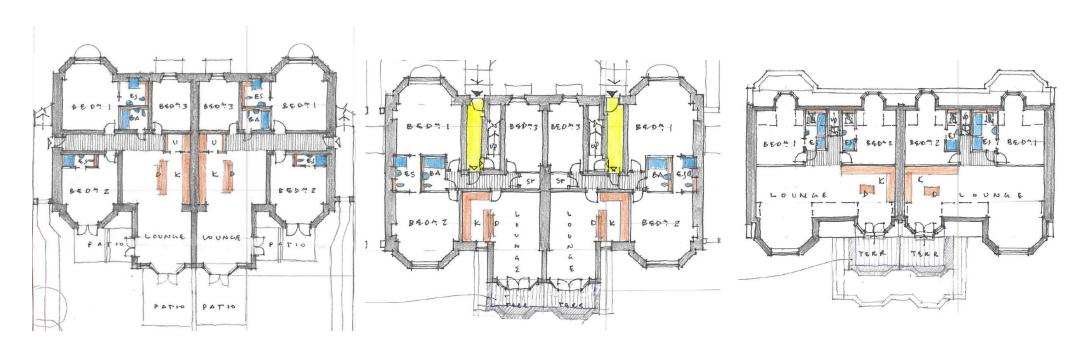




Planning Consent

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.

shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2025