



RESIDENTIAL DEVELOPMENT SITE

- > POPULAR RESIDENTIAL DISTRICT
- > APPROXIMATELY 18.1 ACRES (7.3 HECTARES)
- > ZONED IN CURRENT LOCAL DEVELOPMENT PLAN
- > ATTRACTIVE OUTLOOK

FOR SALE

MALCOLM ROAD, PETERCULTER, ABERDEEN

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Residential Development Site within Popular District

LOCATION

Peterculter is located approximately 7 miles west of Aberdeen City Centre.

There is a well respected primary school within Culter, and the site is located within the sought after Cults Academy catchment area.

Good facilities and amenities including Primary Health Care, Retail and Leisure facilities can be found within Peterculter. The Aberdeen Western Peripheral Route can also be found approximately 1.5 miles to the east. As such rapid access to all parts of Aberdeen and the surrounding area is available.

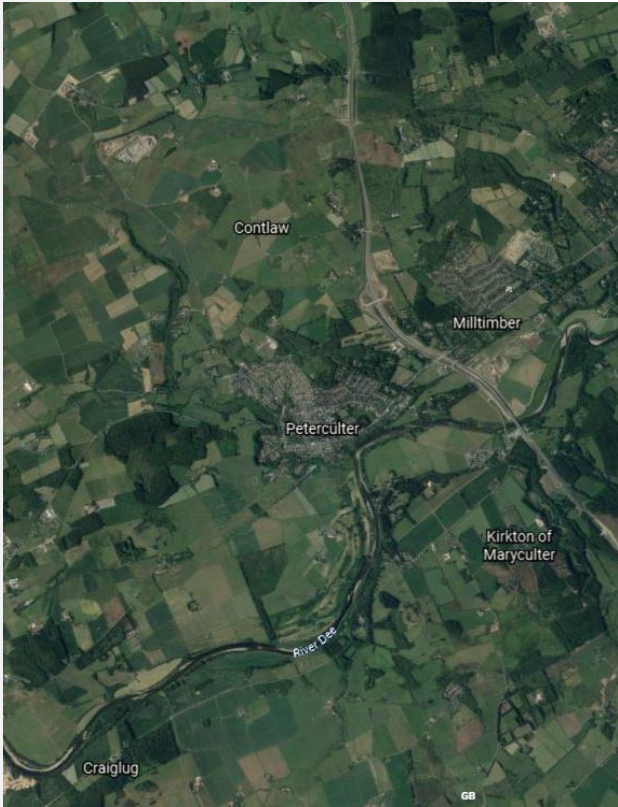
The site is located on the western boundary of Peterculter. The site consequently enjoys an attractive outlook over the surrounding countryside.



For indicative purposes only

AREA

	Acres	Hectares
Site	18.15	7.345



DESCRIPTION

The subjects comprise an area of land extending to approximately 18.15 acres (7.345 hectares) or thereby.

The site is currently generally to grass land. Access into the site is provided from Malcolm Road by way of the road serving Culter Boys Cub or alternatively from Cornyhaugh Road. Rights of access over both roads exist.

PLANNING

The site is currently zoned in the Local Development Plan for Residential Development. The site is identified as OP51.

Interested parties should make their own enquires with the Planning Authority in relation to the development potential offered.

DATAROOM

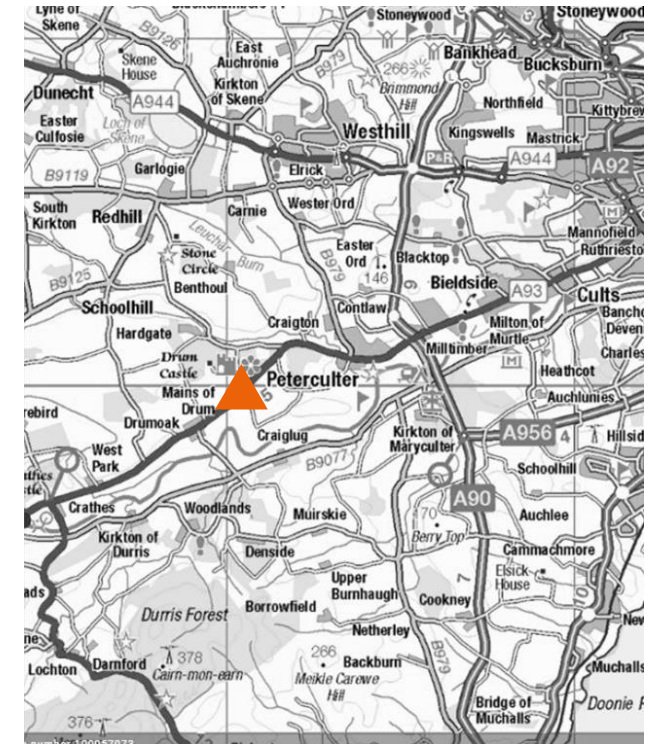
A Data Room has been established which provides a considerable quantity of technical information.

Interested parties should contact the agents who will arrange access to be provided.

PROPOSALS

Proposals are invited for the subjects site.

Transactions which as suspensive upon planning permission will be entertained.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
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