

FOR SALE

Exceptional
Residential
Development
Opportunity

Fully Served
Site with
Planning
Permission in
Principle

Site extending
to 1.67 HA
(4.13 acres)

Indicative
master plan
showing 51
units

Developer not
responsible for
Planning Gain
or Affordable
Housing
obligations

Ryden

Residential Investment
& Development

For indicative purposes only

Grandhome

Bridge of Don
off Laverock Braes Road
Aberdeen, AB22 8AW



Artist Impressions

GRANDHOME

Grandhome is a pioneering new community in the Bridge of Don, Aberdeen, which aims to deliver unprecedented standards in the region for quality and place-making. The new settlement is the only proposal in the northeast adopted by the Scottish Government's Scottish Sustainable Communities Initiative.

The development is led by The Grandhome Trust, a family-led entity that has held the land for more than 300 years and which is driven to deliver an exemplary community in terms of built environment, sense of place, civic amenities and quality of life. Grandhome is being built according to a masterplan which has been designed over the past decade by an internationally recognised team of architects in consultation with the local community. The masterplan is complemented by a design code that will ensure the community meets consistent and high standards throughout.

The design of the new community is entirely neighbourhood-based, meaning that homes will be within walking distance of a range of amenities, including shops, schools and community facilities. All day-to-day needs will be met within a 5-7 minute walk and the connected street pattern means pedestrians and cyclists will be able to freely move without taking circuitous routes. At the heart of the community will be the vibrant town centre, which will have a wide range of offices, shops and cafés designed to serve the wider Bridge of Don area.

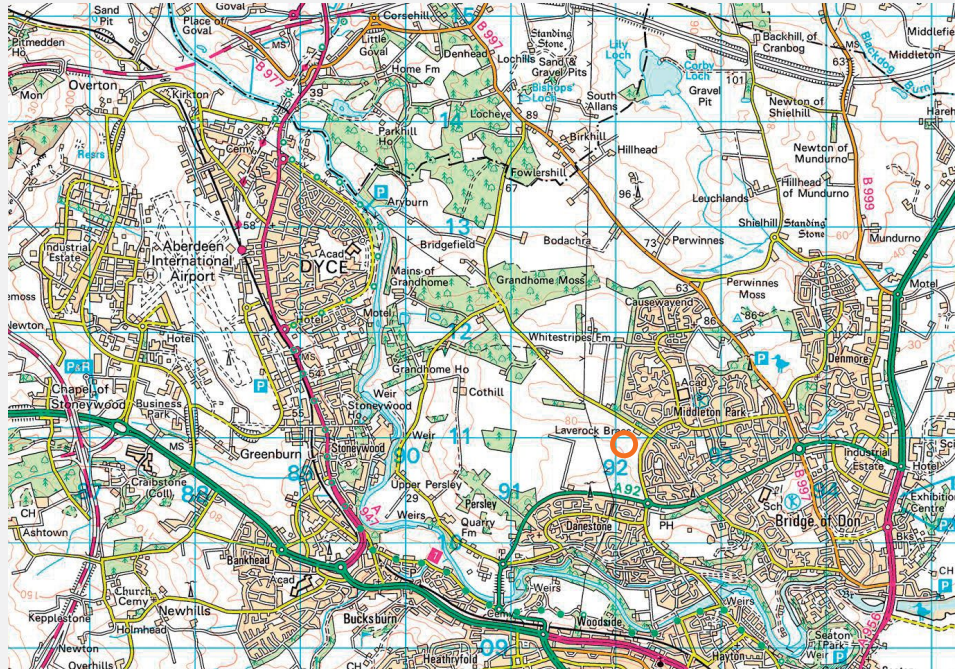
Over the long term, Grandhome will include:

- Up to 7,000 houses, located within a network of walkable neighbourhoods
- Retail centres in each neighbourhood, likely to include shops, small offices and community buildings

- A business park
- Up to three primary schools and one secondary school, and associated recreational facilities
- A health centre
- A network of parks and green spaces for recreational use, including natural woodlands, formal parks, neighbourhood squares and sports pitches
- A vibrant high street with shops, cafes and restaurants, intended to support the wider Bridge of Don area.

Grandhome's first phase is providing around 600 homes along with parks, some retail and community space, together forming part of the settlement's first neighbourhood.

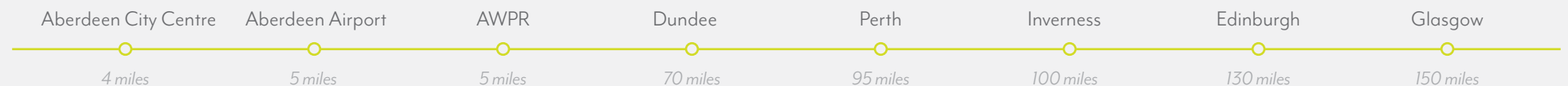
Full information can be found at <https://grandhome.co.uk/>



LOCATION

Grandhome is located to the west of Bridge of Don approximately 4 miles north of Aberdeen City Centre. The recent opening of the new Aberdeen Western Peripheral Route (AWPR) has dramatically improved journey times to the north and west of Aberdeen and Aberdeen Airport is within a 15 minute drive. There is a regular direct bus service linking Grandhome with Aberdeen City Centre. Nearby amenities include both Tesco and Asda superstores within 5 minutes drive, leisure and sporting facilities, primary and secondary schools and TECA, Aberdeen's new world class conference and exhibition facility.

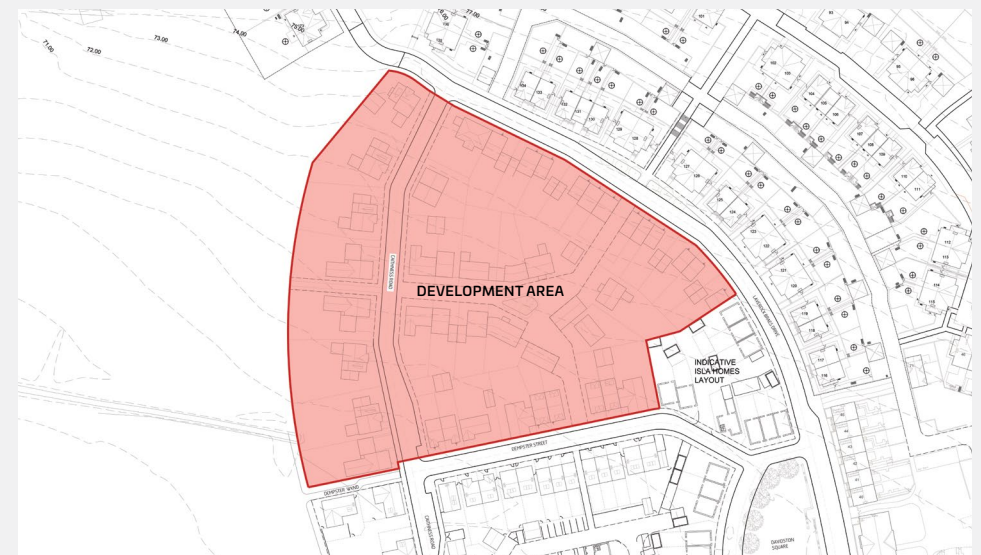
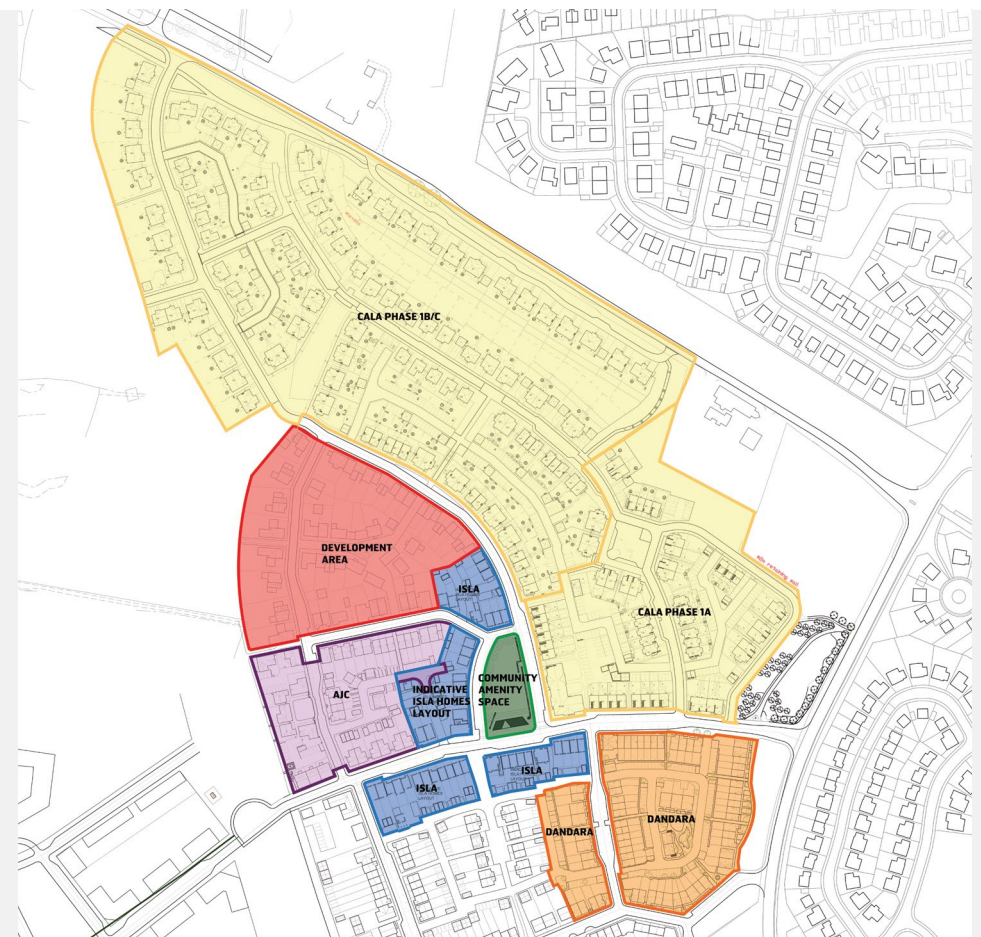
Travel distances





SITE

The site which extends to 1.67 HA (4.13 acres) is available for immediate development with all services with sufficient capacities and access roads provided to the site boundary. In addition all off-site contributions, S75 costs and affordable housing obligations attributable to the development of the site will be the responsibility of the Grandhome Trust. A Geotechnical Report will be issued in late May once the ongoing "Cut and Fill" exercise has been completed which will also include an up to date topographical survey. This is the next site available for purchase following recent developments by Cala, Isla, AJC Homes and Dandara.





PLANNING

New housing sites at Grandhome are brought forward through Matters Specified in Conditions (MSC) applications. These pertain to details within the Planning Permission in Principle (PPiP) application for the site (ref. PI31535) comprising 4,700 homes, town and neighbourhood centres (including commercial, retail, leisure and hotel uses), employment land (c. 5ha), community facilities, energy centre, open space/landscaping, and supporting infrastructure including access. Further information can be found in the website data room or by visiting <https://publicaccess.aberdeencity.gov.uk/online-applications/>

TECHNICAL INFORMATION

The following information is available by visiting the data room at www.grandhome3.co.uk:

- Indicative Master Plans
- Flood Risk Assessment
- Design Code and Framework Document
- RCC information
- Various Planning Consents
- Water Supply
- Foul Drainage
- Surface water drainage
- Power
- Gas
- Telecoms and Broadband

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Offers

Interested parties should register their interest with the sole selling agents in order to be kept advised of any closing date being set. Our Clients are not bound to accept the highest or indeed any offer made for the property and also reserve the right to make any offer subject to a clawback agreement. Offers are invited for the whole site.

Viewing and further Information

The site is visible on entering Grandhome via Laverock Braes Road. Following completion of the road construction works the site will be bounded by Dempster Street to the south and Laverock Braes Drive to the north. Requests for further information should be made to:

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