



FOR SALE
DEVELOPMENT OPPORTUNITY
DON STREET
Old Aberdeen, Aberdeen



SUMMARY:

- Close proximity to the University of Aberdeen
- Rarely available development opportunity
- Excellent transport links
- Attractive historic residential district

LOCATION:

The site is located off Don Street within the Old Aberdeen area. King Street, which is the main arterial route serving the area is within close proximity to the site. This route provides rapid access in a southerly direction into Aberdeen City Centre and in a northwards direction onto the A90 dual carriageway to Peterhead. The AWPR is easily reached providing access to all parts of the city.

The location is a well established high quality residential district which features some of the highest priced properties within Aberdeen. The site bounds onto Seaton Park and is also adjacent to St Machar Cathedral. Aberdeen beach is a short distance to the east.

Excellent public transport, shopping, health, sporting and social amenities are all available within close proximity.

DESCRIPTION:

The subjects comprise a relatively level development site which previously accommodated the Dunbar Halls of Residence.

The site benefits from an existing access directly from Don Street and has further frontages to the same road.

Main services are available to the site.

SIZE:

The site extends to approximately 1.6 hectares (3.93 acres).



SITE HISTORY:

The site had been used for educational purposes since the 1960's until the buildings were demolished.

Prior to that, the site was a known location of the palace of the medieval bishops of Aberdeen which was first erected in the early 14th century destroyed in 1336 and rebuilt around 1459.

PLANNING:

The Dunbar Site is identified within the Aberdeen Local Development Plan 2017 and has been located within an H1 Residential area.

The policy for such areas states proposals for new development will be approved in principle subject to compliance with state of policies. Non residential uses will be refused unless they are complimentary to residential use and will not conflict with residential amenity. The site is located within a conservation area.

The Dunbar site is identified within the Local Plan as OP82 which identifies the site as being suitable for student accommodation. It is however understood mainstream residential development will be considered.

Interested parties should make their own enquiries to the Planning Department of Aberdeen City Council in relation to their proposals.

SALE:

Offers are invited for the heritable interest in the subjects site.

Offers which are subject to planning permission should be made with supporting plans.

CLOSING DATE:

A closing date will be set in due course. Consequently interested parties should register their interest with the sole agents.



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 only 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.