

PersleyDen Development

19.1 hectares (47.2 acres)
Planning Consent for 400 units
Persley Den, Mugiemoor Road,
Aberdeen
persleyden.co.uk

Prime Residential Site **FOR SALE**



On the instructions of Aberdeen City Council,
Aberdeen Lads Club and GSS Developments

PersleyDen Development

Location and Information

Location

The site is located on the south side of the River Don within the Woodside area of Aberdeen to the North West of the City Centre. The site is located 100m from the Haudigan Roundabout as well as Persley Bridge.

Accessed via the A90 at Mugiemoor Road, the site provides excellent transport links north via The Parkway, west via Auchmill Road, east via Great Northern Road and south via Anderson Drive.

The site is only 4 miles from the city centre with access to most bus routes available from both the A90 and A96. It is also only 3 miles from Aberdeen International Airport at Dyce.

The Locality

Persley Den is situated to the west of Woodside and close to the new housing development at Riverside Quarter. Lying equidistant between Dyce, Bridge of Don, The West End and the City Centre, this site provides close proximity to a large number of employers in both the oil and gas, local authority and professional sector.

The leafy green environment provides the experience of a rural setting combined with the benefits of a central location. With walks along the River Don on your doorstep and large sections of open plan green areas allowed for within the master plan, this site provides the perfect blend that most homeowners look for.

Local amenity is plentiful. Woodside sports pitches are located immediately to the east of the site and Bannatynes Health and Fitness Club, which includes a 25m swimming pool, is located on the opposite side of the River Don.

Aberdeen's Largest Tesco (and only Tesco Extra) is also located on the opposite side of the River Don only 3 minutes from the development. Subway, Timpsons, Co-op Travel as well as a Petrol Filling station are all available here as well as other local shops.

Further north within the Bridge of Don area you will find access to the AECC, Homebase, B&Q, Sterling Furniture, Strikers Indoor Football and Asda Superstore at Middleton Park.

To the south of the site lies two stand alone retail parks where a breadth of retailers are available to you. These include Majestic Wine, American Golf, Carphone Warehouse, Pizza Hut and KFC.



Description

The site comprises three large parcels of land held in separate ownership but combined and master planned as one single entity under a consortium agreement.

Located adjacent to the well established residential development at Hutcheon Low Drive, the site benefits from a very much flat aspect with a small section of sloping ground seen to the southern portion of the site. The relatively modest gradient on the majority of the site provides an excellent platform for ease of construction throughout the development process.

Benefiting from its own access road off the A90 with right turning lane into the subjects, the site will benefit from excellent access and egress. It will further enhance desirability by increasing seclusion and privacy through what will be deemed as stand alone housing development.

The site also benefits from large section of green space land separating the northerly most aspect of the development from the River Don. This will further enhance the attractiveness of the development providing a rural feel whilst also enjoying the benefit of from a prime city centre location together with ease of access to all the local amenities.

Planning

Noted as Opportunity 135 (OP135) in the current Aberdeen Local Development Plan (ALDP). The Persley Den master plan was approved as supplementary planning guidance in May 2014. The master plan details a maximum of 400 units though a mix of medium to high density housing. A split of 250 private housing units and 150 affordable housing units are to be provided on site.

A maximum of 150 private units and 30 affordable are permitted to be developed prior to the completion of the Aberdeen Western Peripheral Route (AWPR) planned for completion by the end of 2017.

The site has been fully master planned with the indicative master plan layout shown opposite. A single point of access has been proposed off the A90 at Mugiemoor Road with junction improvements to take place to allow two lanes exiting the development.

The site will be sold with the benefit of Planning In Principle (PIP) subject to the section 75 agreement being signed off by the Local Planning Authority agreed in principle, and Planning Gain contributions are expected to be £1,395,977 excluding the relocation of the football pitch being procured by the consortium.

A copy of the planning gain summary and master plan is available with in the Technical Pack.



Technical Pack

A full suite technical information relating to the master plan, planning consent, section 75 agreement, grounds conditions, site investigations, titles, roads and services provision are available upon request. This information will be made available to serious interests only through a password protected data room held via the Consortium's lawyers. All contact in this regard to be directed through the sole selling agent in the first instance.

Archaeological investigations, agreed with Aberdeen City Council have been successfully carried out. Nothing of material interest was found.

Offers

The site is available for purchase as one single lot. Each offer will be reviewed on its own merit. It should be noted that both single and phase payment offers will be considered. It is the preference to sell the site based on the planning consent already achieved by the Consortium. Whilst deviations from this planning consent may also be considered, there would need to be significant and explicit justifications presented with any offer at the closing date qualifying these departures.

Overage

The seller will require an overage mechanism to be agreed, to secure their interest in further residential development on the subjects. Details available in the technical pack.

Closing Date

A closing date for the receipt of formal legal offers is to be held at 12 Noon on Thursday 16th April 2015 at Ryden's Aberdeen office located at 25 Albyn Place. All offers should be hand delivered in a sealed envelope and signed for upon delivery.

All parties looking to bid may be asked for a further meeting to provide qualifications and classifications on the content of their bid(s). A date of the 27th April 2015 has been allocated for these meetings should they be required. Parties are asked to allow for their availability on this day. Meetings to be held at Ryden's Aberdeen office.

A copy of the closing date procedure and minimum content required within each offer will be made available to all parties formally noting their interest via their appointed lawyer, agent or representative.

Further Information

For further information relating to the subjects or the sale process please contact the sole selling agent:

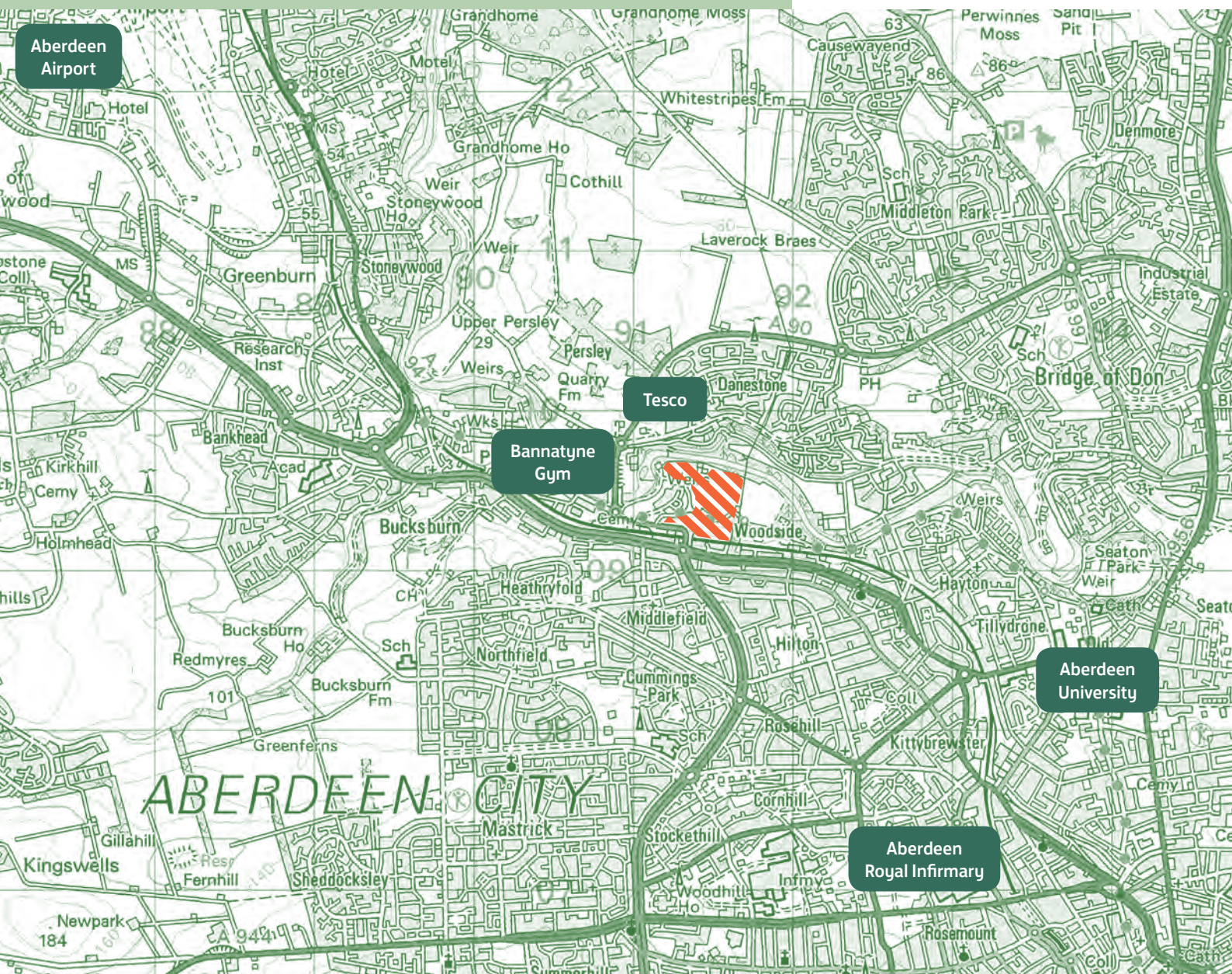
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