

For Sale

**Development Opportunity
Oscar Road, Torry
AB11 8ER**



- Opportunity Site for Residential Development
- 1.11 acres or thereby
- Offers in the region of £375,000



LOCATION

The subjects are situated on the corner of Oscar Road and Grampian Road within the Torry area of Aberdeen, approximately 1 mile south of the city centre. The area is predominately residential with a primary school, medical practice and local amenities all located nearby.

DESCRIPTION

Previously the site of a Nursery School, the site has been demolished and cleared. The site is 1.11 acres of a rectangular shape with road frontage, accessed directly off Oscar Road.

The site is bounded by the road to the south and east, residential gardens to the west and medical practice to the north.

SITE AREA

The site extends to 1.11 acres or thereby.

Area	Acres	Hectares
Total	1.11	0.45

SERVICES

The site is served with mains water, electricity and gas with drainage being to the public sewer. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

PLANNING

The site has been allocated within the Aberdeen Local Development Plan 2017 as Opportunity Site 103, under the Residential policy. The area is designated as Residential H1.

It is considered that the site is suitable for a range of residential development subject to planning. Further information can be obtained by contacting :-

Development Management, Strategic Place Planning:-

Telephone: (01224) 523470

Email: pi@aberdeencity.gov.uk

PRICE

Offers in the region of £375,000 are invited.

TERMS AND CONDITIONS:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties 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;
2. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatsoever in relation to this property.

CLOSING DATE

Interested parties should formally note interest with the Property Estates Manager, Corporate Landlord by sending an email to the undernoted email address stating clearly in the subject heading Note of Interest – Oscar Road Site, Torry in order to be informed of any forthcoming closing date and the procedure for making an offer.

OFFERS

The Council is seeking offers in Scottish Legal Format to purchase the subjects. Each offer should detail the following:

- Name of party
- Price
- Proposed use/development
- Confirmation of funding
- Details of discussions with planning authority
- Details of any suspensive conditions

VAT

All offers should be submitted exclusive of VAT

LEGAL COSTS

Each party will bear their own costs. The purchaser will pay any LBTT and Registration dues applicable at the time of completion.

ENTRY

To be mutually agreed between parties following conclusion of legal formalities.

VIEWING

Interested parties can freely view the site from Oscar Road. For further information or to receive a property information pack please contact:-

Estates Team

E-mail: estates@aberdeencity.gov.uk

Telephone: (01224) 523 064

FEBRUARY 2021

3. The offer should take the form of an offer in Scottish Legal Form and be submitted in accordance with instructions to the Property Estates Manager. Offers submitted otherwise than in accordance with this requirement will not be considered. The Council is not obliged to accept the highest or any offer.

4. Follow the links to find out how Aberdeen City Council use your information: [Your data: general commercial property enquiries](#) and [Your data: specific commercial property enquiries](#).

Corporate Landlord, Resources, Aberdeen City Council, Business Hub 10, Second Floor South, Marischal College, Broad Street, Aberdeen AB10 1AB
Tel 01224 523064 Minicom 01224 522381 DX 529451, Aberdeen 9 www.aberdeencity.gov.uk