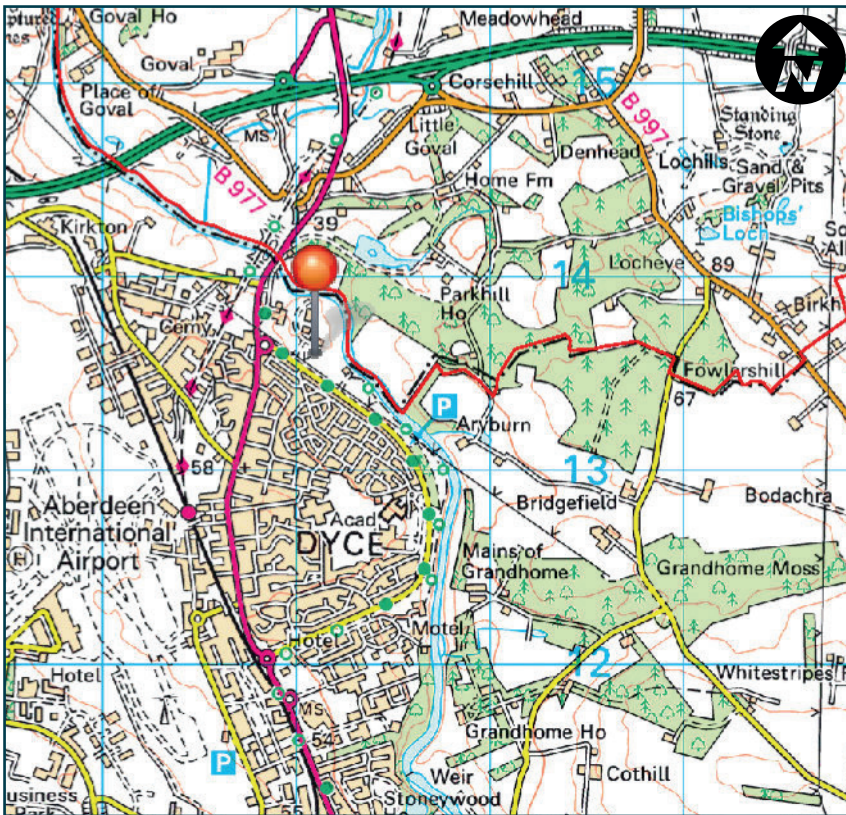


For Sale

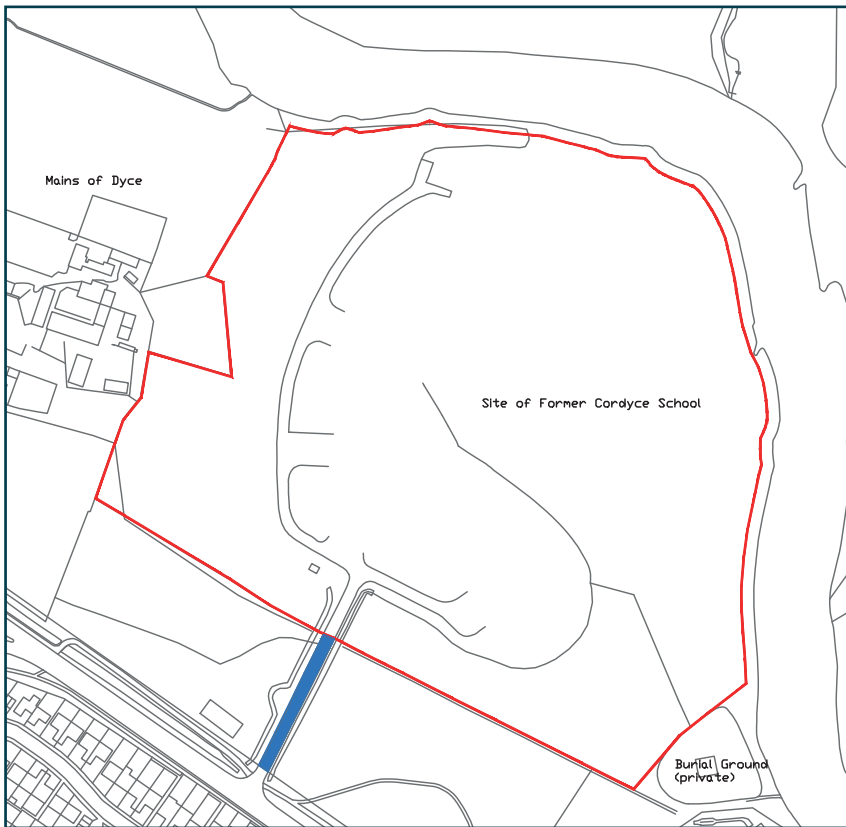
**Development Opportunity,
Cordyce, Riverview Drive,
Dyce, AB21 7NF**



- Development Opportunity for a Range of Uses Subject to Planning
- Site Area: 7.75 Ha (19.14 acres) or thereby
- Attractive Riverside Location



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LOCATION

The subjects are located on the Northern periphery of Dyce on the North side of Riverview Drive. The site is nestled between Riverview Drive and the banks of the River Don benefiting from pleasant views across the river. Vehicular access is provided by an access road from Riverview Drive.

The site is easily accessible and well connected to Aberdeen Airport and the AWPR with Aberdeen City Centre around 7 miles to the South East. Local amenities are available within Dyce. An Asda Superstore is located further along Riverview Drive.

DESCRIPTION

The subjects comprise a generally level site that is primarily laid to grass with the access roads tarmacked. The site previously contained the former Cordyce residential school (marked with blue shading on above plan) which has now been demolished leaving a site ready for redevelopment.

SITE AREA

The extent of the subjects is delineated in red on the plan. The following site area has been taken from our GIS mapping software:

7.75 Ha (19.14 acres) or thereby

ACCESS

Access to the site is via the access road highlighted blue on the plan over which a servitude right of access will be granted.

SERVICES

It is understood that mains services are available on site or nearby however the capacity for any proposed development would require to be established by any interested party.

PLANNING

The subjects fall within an area identified as Green Belt (NE2) and Green Space Network (NE1) in the current Aberdeen Local Development Plan 2017. The site has been identified as an Opportunity Site (OP14) within the Proposed Aberdeen Local Development Plan 2022 as suitable for a number of uses including a housing scheme of 50 – 100 units, a garden centre and health and fitness.

It is recommended that interested parties contact the Planning Department for further information on the Aberdeen Local Development Plan 2022 process and to establish if their proposals would be in principal acceptable in planning terms:-

Strategic Place Planning:-

Telephone (01224) 523317

E-mail: ldp@aberdeencity.gov.uk

RATEABLE VALUE

The subjects require to be reassessed following demolition of the former school buildings.

OFFERS

Aberdeen City Council is seeking offers from interested parties which will;

- Redevelop the site to bring it back into use
- Demonstrates best value to the Council
- Provides a capital receipt to the Council within a reasonable timeframe.

The offers are required to be in Scottish Legal Format and should detail the following:

- Name of party
- Price
- Proposed use/development
- Confirmation of funding
- Planning advice to support your proposals including planning assessment and planning actions timeline.
- Details of any suspensive conditions

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 – Former Cordyce School** in order to be informed of any forthcoming closing date and the procedure for making an offer.

VAT

All offers should be submitted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own costs incurred in the transaction, the purchaser will pay any applicable LBTT and Registration dues.

ENTRY

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

FURTHER INFORMATION

To view the property, for further information or to receive a property pack please do not hesitate to contact:-

Estates Team, Aberdeen City Council

E-mail: estates@aberdeencity.gov.uk

Telephone: (01224) 523 064

MARCH 2021



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.

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](#).

5. 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