

For Sale

Development Site

Former Bucksburn Primary School

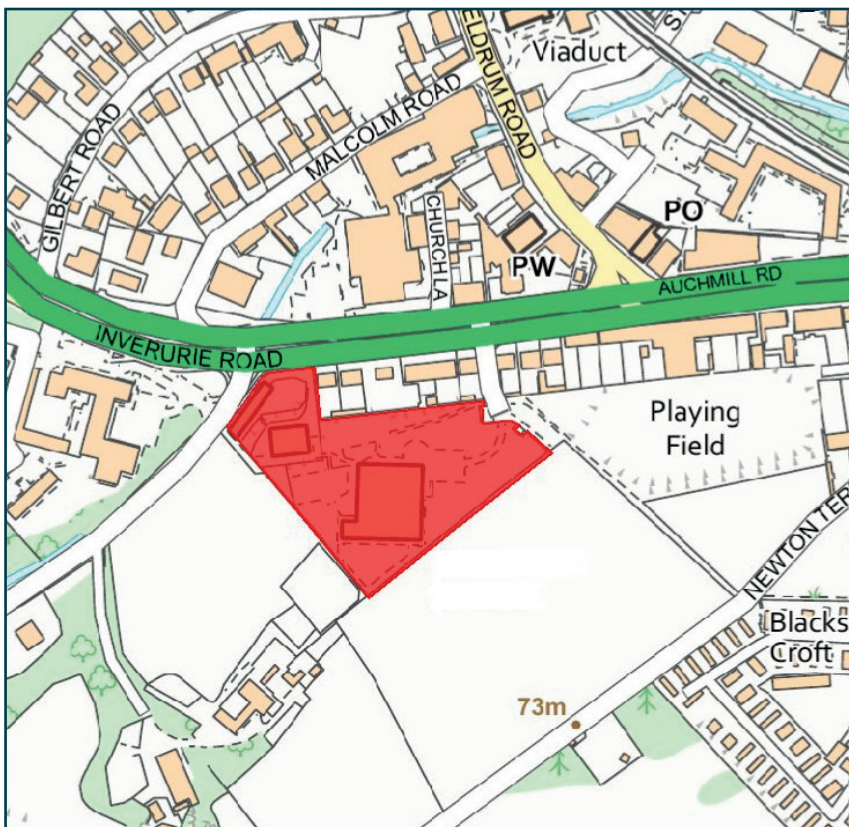
Inverurie Road, Bucksburn, Aberdeen, AB21 9LL



- Residential Development Opportunity (Subject to Planning)
- Site Area: 1.18 ha (2.93 acres)
- Attractive location
- Excellent transport links
- Approximately 5 miles northwest of Aberdeen City Centre and 3 miles from Aberdeen Airport
- Offers invited in the region of £850,000



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LOCATION

The site is located within the Bucksburn area of Aberdeen, to the rear of the residential properties that line the south side of Inverurie Road close to its junction with Oldmeldrum Road and Auchmill Road.

The location on Inverurie Road gives good transport links to the City Centre along Auchmill Road and then via Great Northern Road or to the south along North Anderson Drive. There are also excellent road links to the Aberdeen Western Peripheral Route (AWPR), The Event Complex Aberdeen (TECA), and to Aberdeen Airport all of which are within easy reach.

DESCRIPTION

The subjects comprise the site of the former Bucksburn Primary School, sometimes also referred to as former Brimmond School.

As part of the demolition specification all buildings on site are to be demolished and foundations grubbed out. Within the boundary of the site hardstanding, retaining walls and steps are to be broken out and the ground graded to suit.

SITE AREA

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

1.18 Hectares (2.93 acres) or thereby

ACCESS

The property is accessed via a private lane from Inverurie Road. This lane splits with one fork heading into the former school site and the other following the subject's north-east boundary.

SERVICES

It is understood that mains services are available on site or nearby. However, interested parties should satisfy themselves regarding the detailed capacity and whereabouts of services. As part of the demolition works services are to be terminated at the site boundary or as close to as practically possible.

The capacity for any proposed development would require to be established by any interested party. No tests have been applied to any of the services.

PLANNING

The last use was as a Local Authority Primary School and Nursery, which falls within Use Class 10 (Non-residential Institution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

In the Aberdeen Local Development Plan 2017 the site is identified for Housing under existing Residential Areas (Policy H1).

In the Proposed Aberdeen Local Development Plan 2022 the site is identified as an Opportunity Site: OP17 (Former Bucksburn Primary School) under Policy – Residential. Other Factors note - former primary school suitable for residential, healthcare or other uses compatible with a residential area.

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

Planning enquiries:-

Telephone 01224 523470

E-mail: pi@aberdeencity.gov.uk

RATEABLE VALUE

The property is entered in the Valuation Roll as Ground with a Rateable Value of £37,000 effective from 15 February 2021.

In the event of redevelopment, the subjects will require to be re-assessed for either Business Rates or Council Tax purposes depending upon use.

OFFERS

Aberdeen City Council is seeking offers from interested parties.

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

PRICE

Offers are invited in the region of £850,000

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

Email: estates@aberdeencity.gov.uk

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:-

Aberdeen City Council - Estates Team

E-mail: estates@aberdeencity.gov.uk

Telephone: (01224) 523 064

APRIL 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](#).

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