



Loirston Loch

Inspired Waterside Living

Phase 1 of a major residential development offering the opportunity to create a unique new community in Aberdeen.

Loirston, Cove, Aberdeen





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Phase 1 of a major residential development offering the opportunity to create a unique new community adjacent to Loirston Loch, a Local Nature Conservation Site.

Phase 1 extends to approximately 4.98 hectares (12.32 acres) and forms part of the wider masterplan which is consented for 1,500 homes, 8 hectares of employment land, a neighbourhood centre, community facilities and a primary school.

Location & Connectivity

Situated on the banks of Loirston Loch, the masterplanned development will comprise a new community to the South of Aberdeen ideal for family life and active, outdoor lifestyles. Lying only four miles from the city centre and less than a mile from the Aberdeen Western Peripheral Route (AWPR) and A92, the site is strategically located and well connected to the existing road network, employment hubs and established residential areas of Aberdeen.



Loirston will be accessed immediately off the A956 dual carriageway. Less than a mile from the site, the A956 connects to both the A92 trunk road and the Aberdeen Western Peripheral Route. The established residential suburb of Cove lies to the East of the site, and benefits from a wide range of amenities and facilities including cafés, shops and primary schools (Charleston & Loirston).

Loirston lies adjacent to Lochside Academy, a state of the art secondary school which opened in August 2018. Other significant commercial developments to the North of the site include Wellington Retail Park (occupied by Ikea, Starbucks and Macro), Balmoral Business Park (comprising office suites and car showrooms), Balmoral Group Headquarters, Burger King Drive Thru and the Tesla showroom.

Loirston is ideal for family life and those with active lifestyles. The area is a Local Nature Conservation Site and the development has been designed to retain habitats, enhance lochside paths, maximise biodiversity and improve green spaces connecting the community to nearby Kincorth Hill. Residents will enjoy walking and cycling paths, opportunities for bird watching and angling and recreational activities around the loch.

Loirston offers an opportunity to create a new community but with the road connections, public transport, amenities and facilities already available nearby.

Key Numbers

8  Hectares of Employment Land

1500  Homes

 Conservation Site

 Primary School

 Community Facilities

 State of the art Secondary School

 Exceptional Road Network

4  Miles From City Centre

   Commercial Occupants



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The Site

Loirston is a strategic development acting as a southern expansion of Aberdeen. The masterplanned site extends to approximately 119.2 hectares (294.5 acres) and upon completion will comprise:

- c 1,500 residential units
- Neighbourhood centre
- Community facilities
- Primary school
- 8 hectares of employment land

Phase 1 is situated at the west most entrance of the site, lying on the banks of the loch, as shown on the below plan. This phase extends to 4.98 hectares (12.32 acres).



Planning

The masterplan for Loirston was approved in July 2015 through application 130892. A further application for 'Approval of Matters Specified in Conditions' was approved in September 2016 relating to phasing, drainage, masterplan, site investigations, construction management plans, access, noise, air quality and landscaping. This will permit further residential development to be considered under MSC or detailed planning applications.

A development framework, prepared in July 2019, will form Aberdeen City Council Planning Guidance. This document is available in the data room.



Sellers' Works

Initial works have commenced on site. The main infrastructure contract forming development platforms and access to Wellington Road will commence mid-2021. Details of the works are contained within the Data Room.

Hermiston Securities and Aberdeen City Council are committed to investing in the delivery of Loirston to create a sense of place and a unique lifestyle offering. Significant investment will be dedicated to foot and cycle paths and green spaces in line with the approved development framework. Loirston will also be delivered in line with Aberdeen City Council's goals relating to sustainability, encouraging healthier lifestyles and becoming a UNICEF child friendly city.





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Data Room

A data room of information is available including details of the sellers' works described above. Interested parties should request access to the data room from Savills.

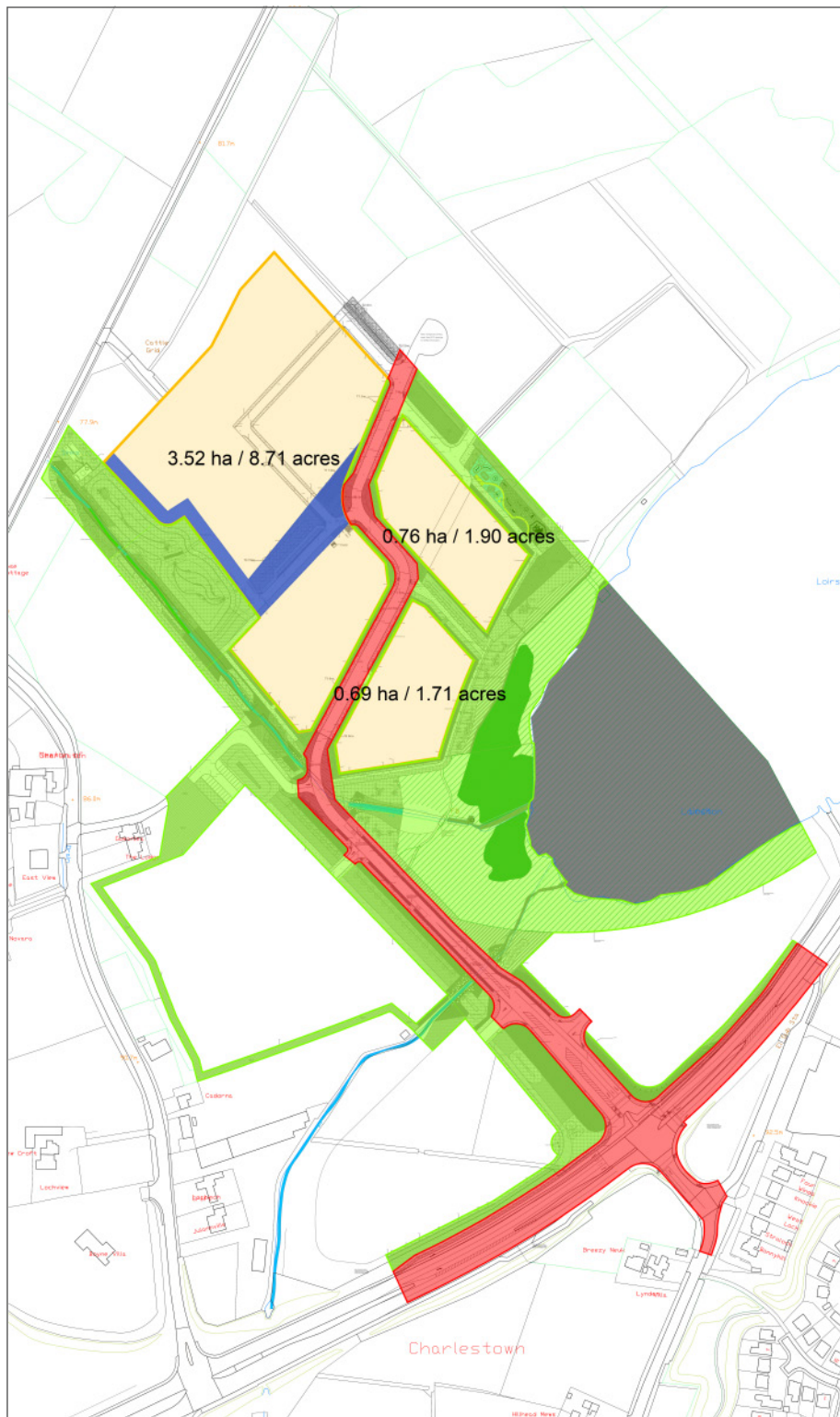
Method of Sale

The Heritable Interest (Scottish equivalent of English Freehold) in Phase 1 is offered for sale. The property is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of closing dates and to be provided access to the data room.

Key

-  Plots for sale
-  Works by buyer
-  Primary street
-  Landscape areas





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