

# For Sale

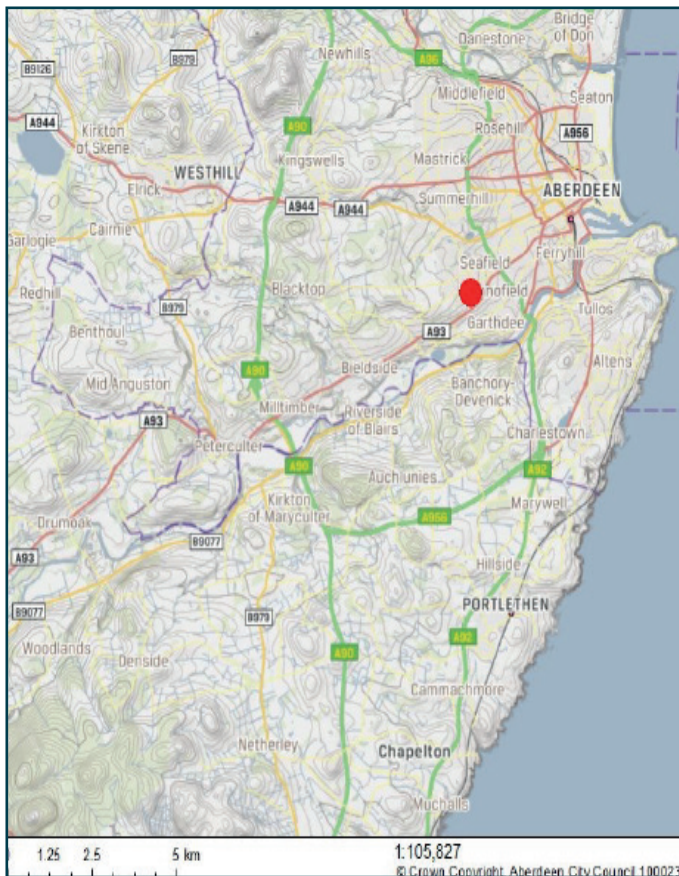
## Development Site

## Former Braeside Primary School

Braeside Place, Aberdeen, AB15 7TX



- Residential Development Opportunity Site (Subject to Planning)
- Site Area: 1.01 ha (2.5 acres)
- Attractive location
- Excellent transport links
- Approximately 3 miles southwest of Aberdeen city centre and 2 miles from AWPR
- Offers invited in the region of £1,000,000



## LOCATION

The site is located within the Airyhall area of Aberdeen, a residential area, approximately 3 miles southwest of Aberdeen City Centre.

Accessed from Braeside Place, the site has a row of residential terraced and semi-detached, privately owned dwellings running along the North and South boundaries.

The Site is bounded on the southwest by a reservoir and a large area of open space, with a small play park to the south.

The location in the West End of Aberdeen has good transport links via the A93 going East to the City Centre, and to the West onto the AWPR providing wider access to the North and South.

## DESCRIPTION

The subjects comprise the site of the former Braeside Primary School and adjacent School Lodge. The buildings are scheduled for demolition, providing a cleared site by mid-June 2021.

As part of the demolition specification all buildings on site are to be demolished and foundations grubbed out.

All hardstanding, retaining walls etc. 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:

Area	Acres	Hectares
Site Area:	1.04	(2.5 acres) or thereby.

## 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 Aberdeen Local Development Plan (February 2017) notes the site as a brownfield site to be re-developed for residential use and has zoned it as Opportunity Site 39 - Residential.



The OP site designation does not specify the number of houses the site is able to accommodate but it should be noted that the adjacent play park is not included as part of the site as it is required to be retained in its existing position.

It has been assumed that the subjects evident at the date of our inspection are lawfully established and have all necessary and relevant Local Authority consents and permissions and, thus, are not in breach of any Planning Permissions, Acts of Parliament, Regulations thereunder, Byelaws of a Local Authority, or similar provisions or any conditions attached thereto.

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](mailto:pi@aberdeencity.gov.uk)

### RATEABLE VALUE

Interested parties should note that on commencement of demolition works the entry in the Valuation Roll will be amended to GROUND which will be eligible for vacant relief.

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 £1,000,000.

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

Email: [estates@aberdeencity.gov.uk](mailto: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](mailto:estates@aberdeencity.gov.uk)

Telephone: (01224) 523 064

### MAY 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](http://www.aberdeencity.gov.uk)