For Sale

Development Opportunity - Prominent Development Site

Middlefield, Aberdeen, AB16



Corporate Landlord, Resources, Aberdeen City Council, Business Hub 10 Second Floor South Marischal College Broad Street Aberdeen AB10 1AB

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- Development Opportunity
- Site Area: 1.86 Ha (4.596 acres)
- Middlefield Regeneration





Site Plan - Indicative site plan including completed road.

LOCATION

Middlefield is a priority neighbourhood for community regeneration for Aberdeen City Council and Community Planning Aberdeen. Significant community engagement and developments are on-going. A Locality Plan has been developed with the community and community planning partners to set out a 10 year plan to improve social, economic and environmental outcomes. The redevelopment of this site presents an exceptional opportunity to support regeneration aspirations for the area. The subjects are located on the south west side of the A90 at the Haudagain junction where Great Northern Road, North Anderson Drive and the Parkway meet. Adjacent occupiers include the Haudagain Retail Park which includes American Golf, The Carphone Warehouse, Maplin Electronics and KFC, a petrol filling station and enterprise car rental. There is currently housing in the Logie area. However, with Transport Scotland's plans to develop a new slip road adjacent correct, they are not warranted and should not to the site it will be surrounded by roads. Details of the new road can be found at https://www.transport. 1. All descriptions. Dimensions, reference gov.scot/projects/a90a96-haudagain-improvement.

Terms and Conditions:

Whilst every care has been taken in preparing these particulars and they are believed to be be taken to form part of any contract

- 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 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 whatever in relation to this property.
- 3. In the event that a closing date is set it is the an offer to obtain an Aberdeen City Council Tender Envelope from the Land & Property SITE AREA Assets, Asset Management, as noted.
- 4. The offer should take the form of an offer in Scottish Legal Form and be submitted in the than in accordance with this requirement will not be considered. The council is not obliged to accept the highest or any offer
- 5. The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.

DESCRIPTION

or representations of fact but must satisfy The subjects currently have over 100 residential flats on the site which are currently being emptied to allow for their demolition. Once demolished, the site will be accessed from the new link road to be constructed by Transport Scotland. Please note that currently some of the ground within the red line is not within Council ownership however this is intended to be resolved responsibility of all parties wishing to submit before any potential sale has been completed.

Site Area: 1.86 Ha (4.596 acres)

SERVICES

Tender Envelope. Offers submitted otherwise Mains water, electricity, and drainage are believed to be located adjacent to the site however their capacity for any proposed development would require to be established by any interested party.

PLANNING

The subjects fall within an area identified as OP65: Haudagain Triangle, Middlefield 4.35ha Residential/ Land for Transport in the current adopted Aberdeen City Local Plan. Further information can be obtained by contacting: - Development Management, Planning & Sustainable Development, telephone (01224) 523470, e-mail: pi@aberdeencity.gov.uk. Further, it is recommended that any interested party should use the Council's pre application process to establish if their proposals would be, in principal, acceptable in planning terms.

PROPOSALS

Aberdeen City Council is seeking proposals which will meet the objectives of the Council and the local community to see the site assist in the wider regeneration of the Middlefield area. The objectives the Council has for the site are:

- To maximise the opportunity to regenerate the Middlefield area via creation of employment opportunities during construction and beyond.
- To meet community expectations and aspirations for the Middlefield area in terms of retail provision and greenspace
- To improve environmental and aesthetic quality of the Middlefield area.
- To improve economic performance of the Middlefield area.
- To improve financial viability of Aberdeen City Council regards asset performance.

The Council is therefore seeking proposals for the redevelopment of the site to meet the above objectives. In order to assess submissions the Council has developed a scoring matrix which will be shared with all parties noting an interest in the subjects.

CLOSING DATE

A closing date of Tuesday 19 June 2018 has been set Interested parties should formally note interest with the Corporate Landlord, Resources, Aberdeen City Council, Business Hub 10. Second Floor South, Marischal College, Broad Street, Aberdeen AB10 1AB in order to be informed of the procedure for making an offer.

All offers should be submitted exclusive of VAT.

LEGAL COSTS

The purchaser will pay any applicable LBTT and Registration dues.

ENTRY

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

FURTHER INFORMATION

For further information, please do not hesitate to contact:-

Neil Strachan, Property Estates Manager E-mail: estates@aberdeencity.gov.uk Direct Telephone Line: (01224) 523064

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