

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

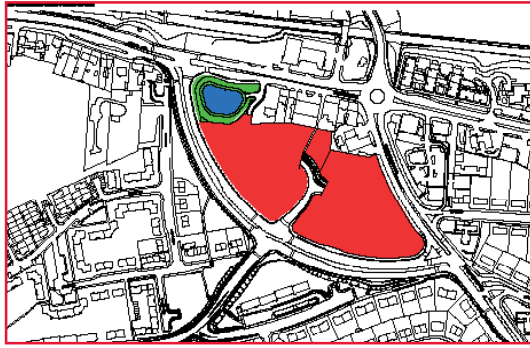
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- Development Opportunity
- Site Area: 1.86 Ha (4.596 acres)
- Middlefield Regeneration



ABERDEEN
CITY COUNCIL

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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 to the site it will be surrounded by roads. Details of the new road can be found at <https://www.transport.gov.scot/projects/a90a96-haudagain-improvement>.

DESCRIPTION

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 before any potential sale has been completed.

SITE AREA

Site Area: 1.86 Ha (4.596 acres)

SERVICES

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.

VAT

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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