



Community Retirement Village

North Deeside Road

**Exceptional Care Home, Retirement Living
and Retail Development Opportunity**

CULTS, ABERDEEN



Community Retirement Village

North Deeside Road

- ✓ **Exceptional development opportunity** with Planning Permission in Principle (Subject to Section 75) for a community retirement village.
- ✓ **Planning permission in principle permits the development of a 50 bedroom care home, 95 residential units and commercial accommodation for retail or community use.** Feasibility studies suggest there may be scope for additional capacity within the care home and the residential units, subject to planning.
- ✓ Our clients **preference is for a lease or turnkey option**, however they **may consider the sale** of their heritable interest.
- ✓ The site is situated within a **prestigious and established residential location** in Cults, Aberdeen. The area has attracted some of Scotland's highest average transaction prices, ranking 8th in Scotland in the period from 2010 to 2018. Source: Savills Research.
- ✓ Existing site layout provides **significant public open space** and the formation of a new link road which will connect the site to existing facilities in Cults and Bridge of Dee.
- ✓ **76% of households in the post code** districts are considered to be in a **'prestigious position'**.
- ✓ Available **in whole or in part.**

LOCATION

Lying on the banks of the River Dee, and acting as a gateway to the Royal Deeside Corridor, Cults is an established suburb of Aberdeen. Situated only 3 miles from Aberdeen City Centre and 3.5 miles from the Milltimber junction of the Aberdeen Western Peripheral Route, the area is well connected to the amenities and facilities of the City and the wider suburban network and employment hubs.

Aberdeen is Scotland's third largest city and has a population of approximately 230,000, and within the wider area of Aberdeenshire the population exceeds 500,000. The City's transport connections have been improved over the last 5 years following the extension of Aberdeen International Airport, and the completion of the Aberdeen Western Peripheral Route which significantly improves travel times around the City. Regular rail travel is provided both North to Inverness and South to Dundee, Edinburgh, Glasgow and beyond.

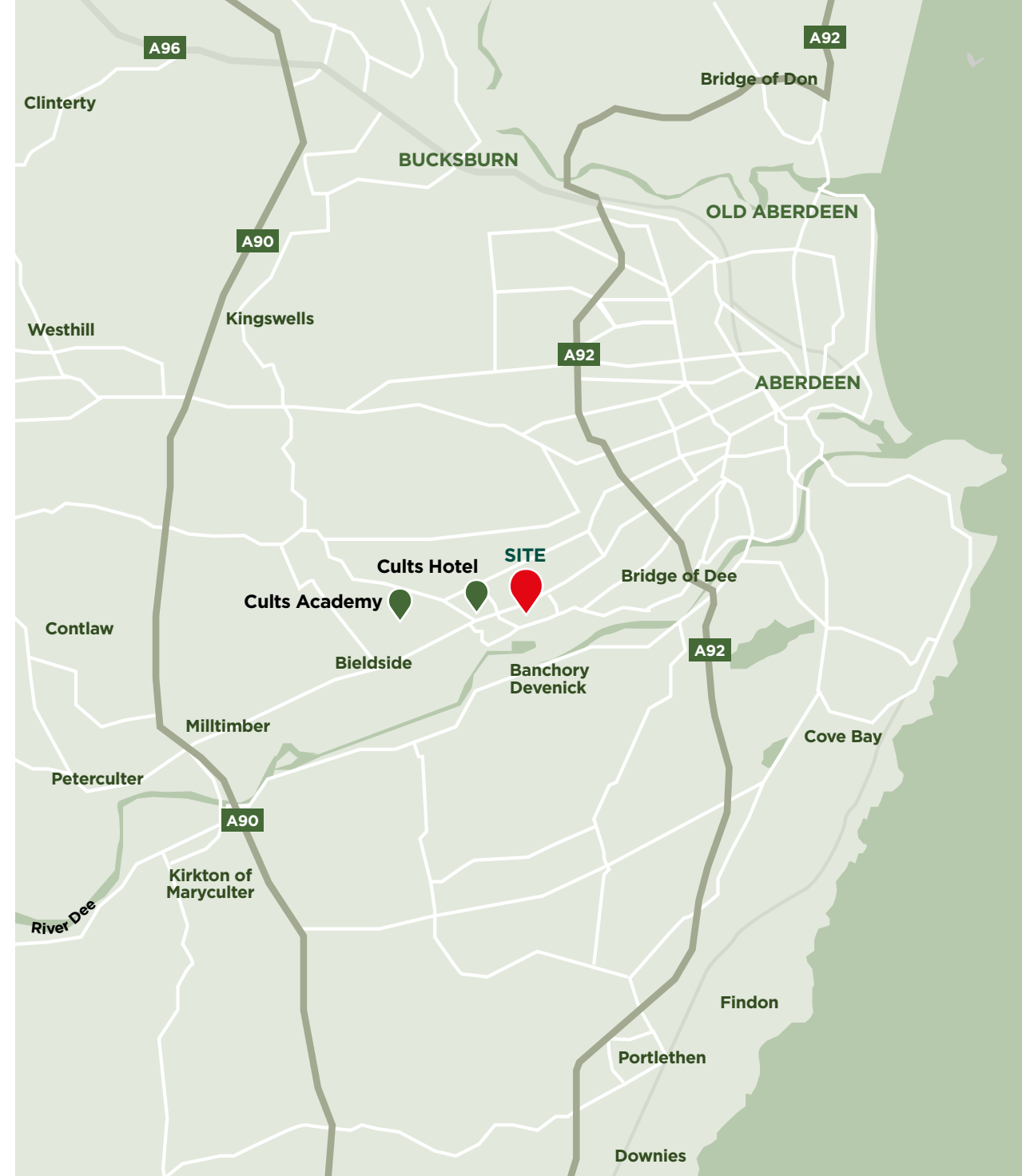


View - North

Cults is a highly desirable area which straddles the former Deeside railway line which has been converted to provide a public walkway with cycle path. The suburb has its own High Street with a number of local and national operators including Tesco Express, The Post Office, Costa, Lloyds Pharmacy, Sainsburys and Bank of Scotland. A medical practice is situated in the centre of the suburb in addition to the Cults Hotel, Cults Bowling Club and Cults Parish Church. The Deeside Golf Club and two further churches are close by.

The site is situated on the eastern edge of Cults less than a mile from the local High Street and approximately 1 mile from the medical practice. The site is bounded to the north by North Deeside Road and the entrance to the Marcliffe Hotel & Spa. The Garthdee Allotments lie to the immediate east of the site, and it otherwise enjoys views over south Deeside.

An aerial and virtual tour of the site can be found here: tourmkr.com/F1USq7njA3



DESCRIPTION & PLANNING

Planning Permission in Principle has been granted, subject to Section 75 agreement, for a 'Residential led development for the retired/ elderly (including affordable housing), a 50 bedroom care home, approximately 500 sq m of retail, together with public open space and associated infrastructure'. Further details of the application can be found on the Aberdeen City Council Planning Portal, planning reference number 181224/PPP.

The proposed site layout is shown on page 5 and the proposed accommodation is detailed as follows:

- ✔ **81 residential apartments**
- ✔ **14 amenity/ residential dwellings**
- ✔ **50 bedroom care home**
- ✔ **5 no. retail units**

Given that the facades of all buildings face due south with uninterrupted views from balconies, the developer has taken great care to ensure a quality development and furthermore has concluded that the capacity could increase in respect of the care home facility to accommodate 60 bedrooms and that the number of residential units will also increase. All subject to further negotiation with Aberdeen planning department.

The site will benefit from a wildlife corridor retained from the existing greenspace in addition to a disabled pathway from North Deeside Road through to Inchgarth Road to the south. The existing Deeside Way runs through the centre of the site and provides a walking and cycle path between Aberdeen City (east) through to Ballater (33 miles west).

The existing site layout plan permits the creation of a link road offering safe access through the site from North Deeside Road to Inchgarth Road.

All services are available within the immediate vicinity of the site.

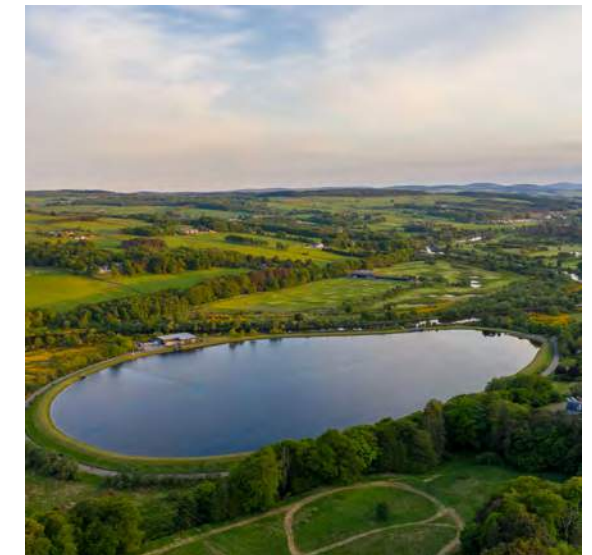
Further details on the site, including the Section 75 agreement, can be found on Savills Box Data Room. Access will be granted to all seriously interested parties.



View - East



View - West



View - South



Community Retirement Village

North Deeside Road

1.
6 NO. HOUSES
 Containing 4 / 5 apartments
 per house [27 no.]
 46 spaces - 23 surface + 23
 undercroft

2.
**16 NO. 2 BEDROOM
 SEMI-DETACHED APARTMENTS**
 36 spaces - all surface

3.
6 NO. HOUSES
 Containing 4 / 5 apartments
 per house [26 no.]
 44 spaces - all surface







4.
50 BEDROOM CARE HOME
 26 spaces - all surface

5.
5 NO. RETAIL UNITS [mixed]
 22 spaces - all surface

6.
14 NO. AMENITY HOUSING
 14 spaces - all surface

7.
**12 NO. 2 BEDROOM
 APARTMENTS**
 [20 spaces - all surface]

8.
ARCHITECTURAL FEATURE
 including suds pond

-  Indicative suds location
-  Existing surveyed trees to be retained
-  Zone of influence
-  Indicative new tree planting
-  Disabled access from North Deeside Road to Inchgarth Road
-  3.0m wide cycle path



THE MARKET

The site is situated within the AB15 9 Post Code District which is one of Scotland's most prestigious post code areas with average house price of £438,709 in the period from 2010 to 2019. The district ranks 8th in Scotland over this period.

The adjacent post code district, AB13 0, ranks 6th in Scotland with an average price of £442,797. (Savills Research).

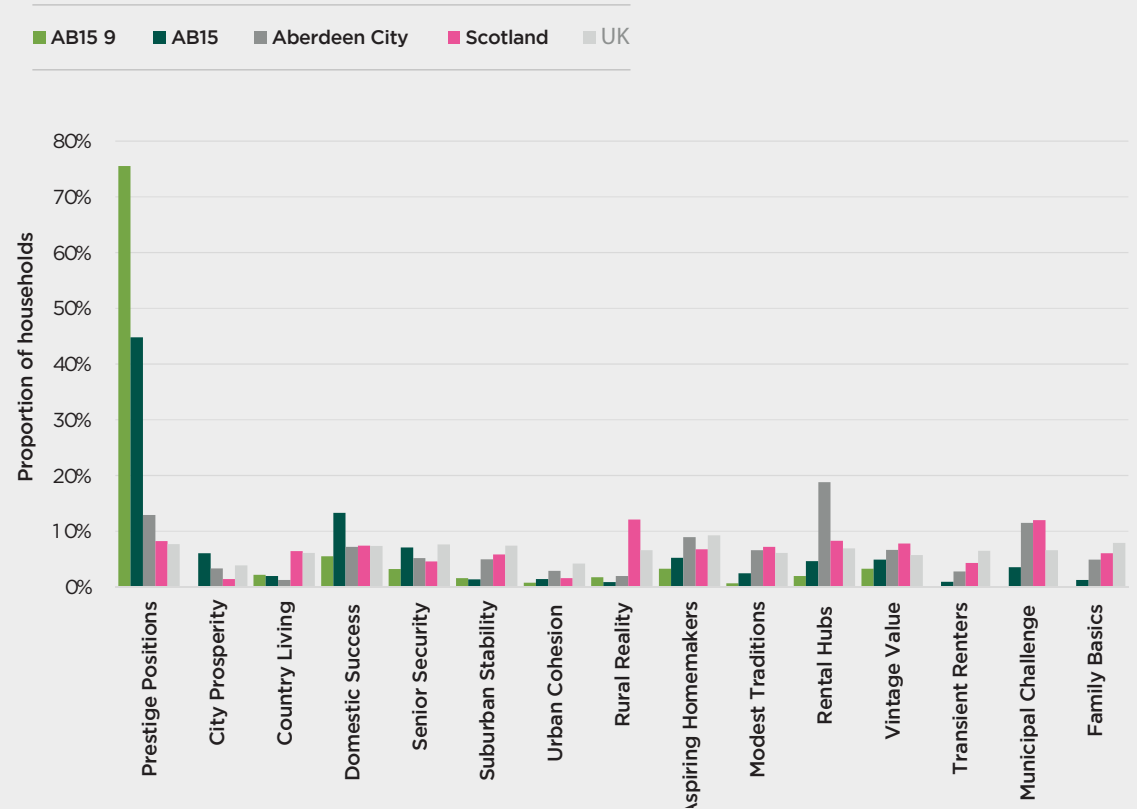
Experian's Mosaic UK consumer classification provides a detailed understanding of the demographics, lifestyles, behaviours and locations of all individuals and household in the UK. The adjacent chart shows the percentage of household in the various classifications within the AB15 9 post code district, in addition to the wider AB15 postcode. 'Prestigious Positions' Experian's most affluent classification, makes up 76% of households in the AB15 9 postcodes, ranking 3rd out of Scotland's 957 postcode districts.

Prestige Positions are affluent married couples whose successful careers have afforded them financial security and a spacious home in a prestigious and established residential area. While some are mature empty-nesters or elderly retired couples, others are still supporting their teenage or older children. They live in large family homes even though some no longer have children living at home.

Almost all own their home, many outright, and in addition to sizeable salaries or large pensions, they have a substantial investment portfolio making their financial situation very comfortable.

'Prestigious Positions' Experian's most affluent classification, makes up 76% of households in the AB15 9 postcodes, ranking 3rd out of Scotland's 957 postcode districts.

Percentage of household in the various classifications within the AB15 9 post code district, in addition to the wider AB15 postcode



Source: Experian

METHOD OF SALE

Our clients will consider offers for the site as a whole or in part. The site naturally splits into three different lots as follows:

✔ LOT ① CARE HOME

The preference is to secure a lease however our clients will consider turnkey offers and / or the sale of the land.

✔ AREA ④ WILDLIFE CORRIDOR

Green Space Retained.



✔ LOT ② RESIDENTIAL

Will consider turnkey options and/ or the sale of land.

✔ LOT ③ RETAIL

Will consider lease, turnkey and/ or sale of land



VIEWINGS

Viewings will be possible by prior arrangement with Savills. Please contact us to arrange an appointment.

ONLINE INFORMATION PACK

As stated above, an online information pack containing planning and technical information is available and will be made available to all interested parties.

CONTACT



GRAHAM REID

e. greid@savills.com
t. +44(0)122 497 1111
m. +44(0)777 197 3099

CLAIRE CRAWFORD

e. claire.crawford@savills.com
t. +44(0)122 497 1131
m. +44(0)796 755 5881

SAMANTHA ROWLAND

e. srowland@savills.com
t. +44(0)207 409 9962
m. +44(0)787 055 5855

CRAIG WOOLLAM

e. cwoollam@savills.com
t. +44(0)207 409 9966
m. +44(0)787 055 5754

Important Notice. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. July 2020.