



FORMER BUILDER'S YARD

SUITABLE FOR ALTERNATIVE USE/DEVELOPMENT SUBJECT TO OBTAINING ALL NECESSARY CONSENTS



FOR SALE
Former Builder's Yard

Gilcomston Park, Rosemount Viaduct, Aberdeen | Site Area 0.10 Acres (405 sq.m) approx

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The site is located in the Rosemount area of Aberdeen situated approximately 1 mile north of the city centre.

More specifically, the site lies on the east side of Gilcomston Park. Nearby properties are mainly residential in nature.

The approximate location can be seen on the plan above.

DESCRIPTION

Used formerly as a builder's yard, the site is made up of rough ground and accessed via a lane from Gilcomston Park. The area is predominantly residential with a car park adjoining.

PLANNING

In terms of the Local Development Plan, the property is zoned as Residential Area (H1) and lies within the Rosemount and Westburn Conservation Area.

It is considered that the site may be suitable for development subject to interested parties obtaining the necessary consents. Initial enquiries should be made by contacting the marketing agents in the first instance to discuss their proposal.

PRICE

Offers in the region of £90,000 are sought, exclusive of VAT.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £1,600. Any purchaser may benefit from 100% rates relief under the Small Business Bonus Scheme. Further information can be obtained from Aberdeen City Council.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues.

ENTRY

To be agreed on conclusion of legal missives.

AML

In accordance with both HMRC and RICS guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.

SITE AREA

The site has been scaled from ProMap and would note the approximate size:-

Total	0.10 Acres	405 sq.m
-------	------------	----------

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

LISA COWIE

t. 01224 597536
e. lisa.cowie@fgburnett.co.uk

GRAEME NISBET

t. 01224 597532
e. graeme.nisbet@fgburnett.co.uk

FGBURNETT.CO.UK