

FOR SALE

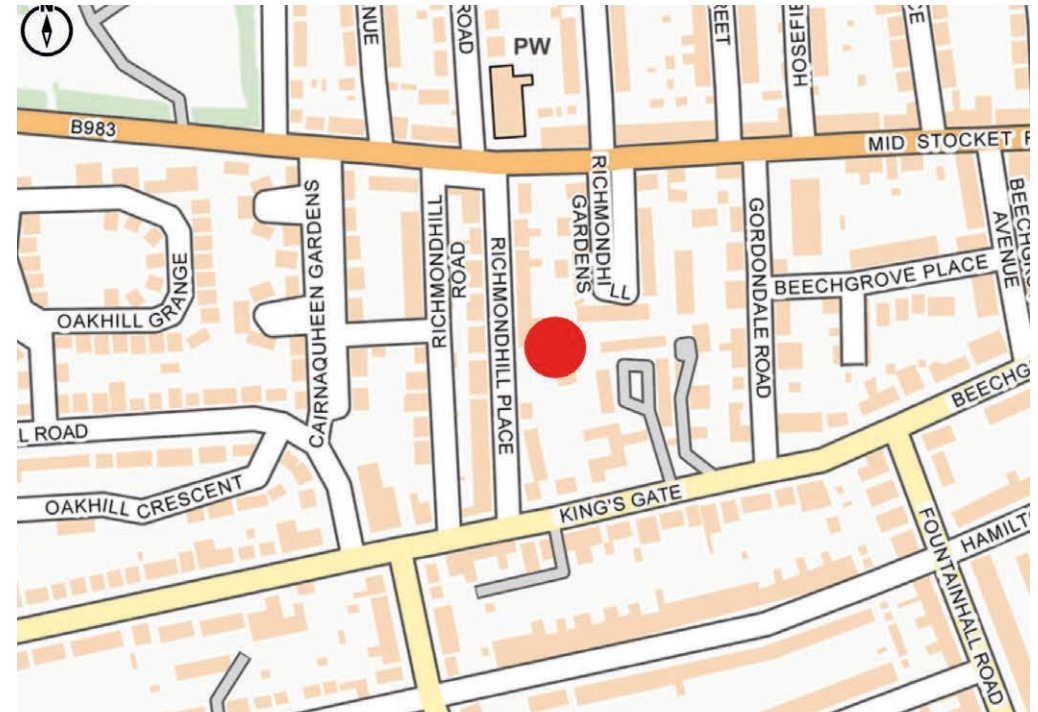
DEVELOPMENT OPPORTUNITY IN THE WEST END OF ABERDEEN

**GRAHAM
SIBBALD**



**RICHMONDHILL HOUSE AND MAISIES NURSERY,
18 RICHMONDHILL PLACE, ABERDEEN , AB15 5EP**

- Development opportunity
- Detached granite building and former nursery
- Floor area (GIA) extends to 979.66 sq. m (10,546 sq. ft)
- Total site area is 0.22HA (0.55 acres)
- Prime west end location
- Former use class 8 and 10 — considered suitable for alternative uses, including residential, subject to planning



LOCATION

The subjects are located on Richmondhill Place, which is an attractive tree lined street within the residential west end area of Aberdeen. Within a 10 minute walk is a whole host of local cafes, restaurants, hotels and bars within the west end and a large array of local retail amenities offered on Rosemount Place.

The site is well served by transport communications, North Anderson Drive (Aberdeen's main ring road) is located just 0.6 miles away and provides direct access to both the North and South of the city. There are regular buses along both Kings Gate and Mid Stocket Road providing access to the city centre.

DESCRIPTION

Richmondhill House is an impressive, granite, Grade C Listed, detached building built in the mid-19th century. It comprises three stories and a basement. Many original period features of the property still exist. It is currently

occupied and operated by VSA for their charitable services.

Maisies Nursery comprises a part two storey, part single storey stone and concrete block property with slate roof. It has previously been used as a nursery however we are of the opinion it could be converted for a variety of uses including residential accommodation.

The entire site is approximately 0.22 HA (0.55 acres) which is roughly rectangular in shape. Vehicular access to the site is via Richmondhill Place. The site is bound to the west and south by mature trees and shrubs, providing an element of privacy from the surrounding area.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Richmondhill House

Floor Areas	Sq. m	Sq. ft
Lower Ground Floor	174.16	1,875
Ground Floor	203.99	2,196
First Floor	197.60	2,127
Second Floor	160.72	1,730
Total	736.47	7,928

Maisies Nursery

Floor Area	Sq. m	Sq. ft
Ground Floor	139.63	1,503
First Floor	103.56	1,115
Total	243.19	2,618



To arrange a viewing please contact:



Chris Ion
Director of Commercial Agency
Chris.ion@g-s.co.uk
07717 425298



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303

CAR PARKING

There are currently 16 car parking spaces within the grounds of the subject property.

PLANNING

The subjects are situated within an area zoned for Residential (Policy H1). We recommend any interested parties to make their own enquiries with the Aberdeen City Council directly.

PRICE

£800,000 for our clients heritable interest.

RATEABLE VALUE

The subjects are currently entered into the valuation as follows: £40,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC ratings are as follows:

Richmondhill House: F86
Maisies Nursery: C38

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction. The purchaser will be liable for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

The price quoted is exclusive of VAT

VIEWING

To arrange a viewing or for further information, please contact the sole selling agents:

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: June 2022