

**Ryden** | Residential Investment  
& Development

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Tel: 0131 225 6612 Web: [www.ryden.co.uk](http://www.ryden.co.uk)

**For Sale**

**Residential Development  
Opportunity**



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Detailed planning consent for 15  
affordable housing apartments

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Cleared site



**Pittodrie Street,  
Aberdeen,  
AB24 5QU**



Approximate site areas:  
0.11 hectares (0.27 acres)

**Edinburgh**  
0131 225 6612

**Glasgow**  
0141 204 3838

**Aberdeen**  
01224 588866

**Leeds**  
0113 243 6777

**Dundee**  
01382 227900

**LOCATION**

The site is located on the South side of Pittodrie Street approx. 300m to the East of King Street. King Street is a main arterial route leading into the City Centre approx. 1.5 miles the South. Several bus routes run along King Street into and out of the city centre. The

The surrounding area is predominantly residential in nature. Directly adjacent to the site is the recently completed purpose built student accommodation block operated by Student Roost. The Aberdeen Football club stadium is located just to the east of the site.

**THE SITE**

The site extends to a total of approximately 0.11 hectares (0.27 acres) and is roughly rectangular in shape. Access is taken directly from Pittodrie Street.

**PLANNING**

The site has the benefit of minded to grant detailed planning consent (Reference: 190533/DPP) for the erection of the 15 affordable housing apartments with 12 car parking spaces. The consented scheme is based on ground and four upper floors with the accommodation being made up of 6 one bedroom and 9 two bedroom apartments.



**OFFERS**

Offers are invited for the heritable interest in the site and should be submitted to the sole selling agents, Ryden.

**FURTHER INFORMATION**

Further information and access to data room can be provided by contacting the sole selling agent, Ryden:

 David Fraser  
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 0131 473 3273

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 01224 569680

