



## WELL LOCATED DEVELOPMENT OPPORTUNITY

- > AREA – 4,493 SQM (46,209 SQFT)
- > TOTAL SITE AREA 1.7 ACRES
- > POTENTIAL FOR RESIDENTIAL CONVERSION SUBJECT TO PLANNING – INDICATIVE PLANS AVAILABLE
- > OFFERS INVITED

FOR SALE

**STAFF HOME, EDAY ROAD, ABERDEEN, AB15 6JG**

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**LOCATION**

The subjects are located to the south of Eday Road on the western periphery of the Woodend Hospital Complex. Access to the site can also be taken from Queens Road via the Crimmond Court/Craigden entrance. The opportunity occupies a good location to the West of the City Centre within easy access to the City Centre/West End to the east and Kingswells/Westhill to the West. In addition, Hazelhead park is also in close proximity.

**DESCRIPTION**

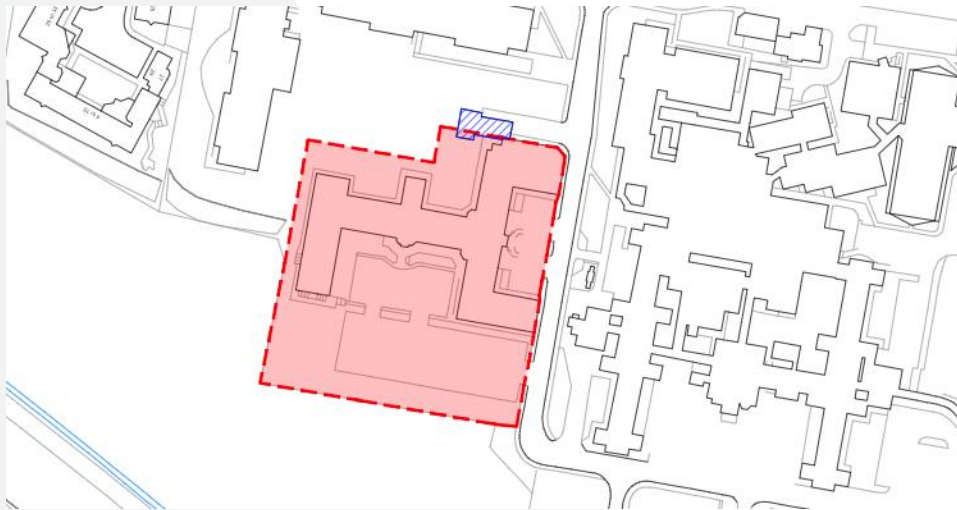
Staff Home comprises of a substantial category B listed building constructed between 1936 to 1939 to accommodate 130 nurses. The property is three storey in height with a single storey extension to the east elevations which is of a granite construction. Internally, the building is laid out to provide a mixture of offices, bedrooms with associated living accommodation.

The premises themselves occupy a roughly rectangular site.

**VIDEO TOUR**

Click [here](#) for video tour of the property.





**SEPARATION WORKS**

Works will be required to separate the current utilities from the main hospital facility and the seller will carry out these works with information on this being available within the further information pack.

As a result, any purchaser will be responsible for obtaining their own utility connections.

**DEMOLITION**

A condition of the sale will be that the purchaser demolishes the blue hatched section of the ground floor as per the plan opposite which was previously utilised as a kitchen/canteen in order that a new fire access road is created to serve the adjoining NHS facility.

Further details can be found within the further information pack.



**ACCOMMODATION**

The subjects have been measured on a gross internal area basis via architect’s plans and provide the following areas:-

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor	1,722	18,335
First Floor	1,284	13,621
Second Floor	1,287	13,853
<b>TOTAL</b>	<b>4,493</b>	<b>46,209</b>

The subjects occupy a site extending to 0.69 Hectares (1.7 Acres)

**CAR PARKING**

There are approximately 72 car parking spaces associated with the property.

**RATING**

The subjects are currently entered in the valuation roll as part of a larger entry and will require to be reassessed upon occupation.

**PLANNING**

We believe the site may lend itself to redevelopment and interested parties should make their own enquires in this regard to the Local Planning Authority as to the suitability of their scheme.

**TERMS**

Offer are invited for our client’s heritable interest in the subjects.

Offers which do not contain suspensive conditions will be looked upon favourably however conditional offers will be entertained dependent upon the level of information provided with successful deliverability of the proposed scheme being a key factor.

**CLOSING DATE**

A closing date will be set in the future and any party wishing to offer at the closing date should note their interest formally via their legal representatives with the selling agent in order to be informed of the closing date procedure.

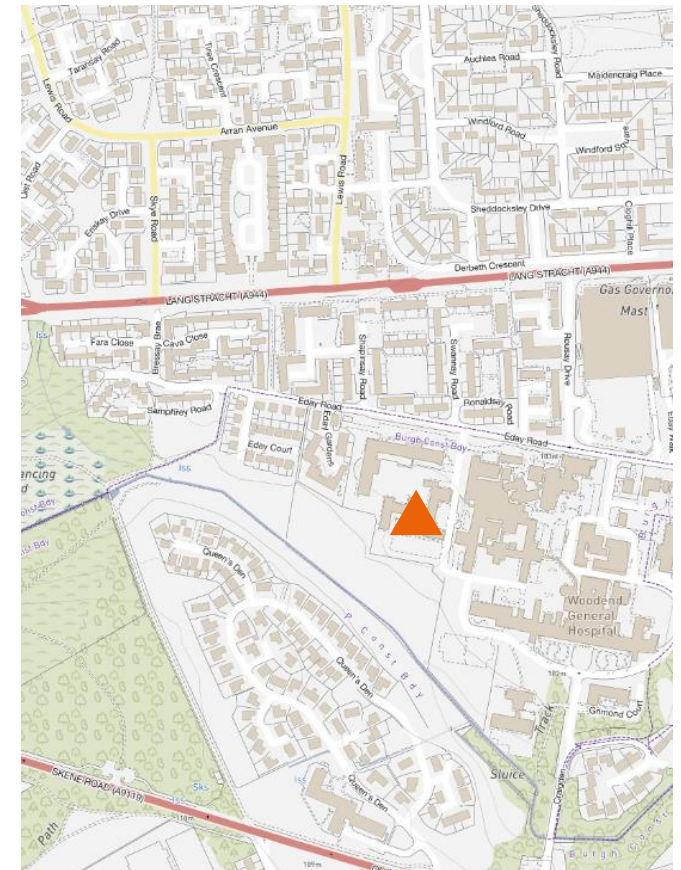
**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Rating of G.

**FURTHER INFORMATION PACK**

A further information pack is available to seriously interested parties upon request which includes current layout plans along with indicative redevelopment plans.

All documents contained with the pack are for guidance only.



**For further information or viewing arrangements please contact the sole agents:**

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 James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) 01224 202 800

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