

SRUC Aberdeen Campus

MAJOR RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > SITE EXTENDS TO APPROXIMATELY 93 HECTARES (229 ACRES)
- > SITE ZONED FOR A TOTAL OF 1,940 UNITS
- > PROPOSALS ARE INVITED
- > PLOTS OF VARYING SIZE

FOR SALE

ROWETT SOUTH, BUCKSBURN, ABERDEEN, AB21 9SB

CONTACT: Chris Grinyer, chris.grinyer@shepherd.co.uk, 01224 202800, www.shepherd.co.uk



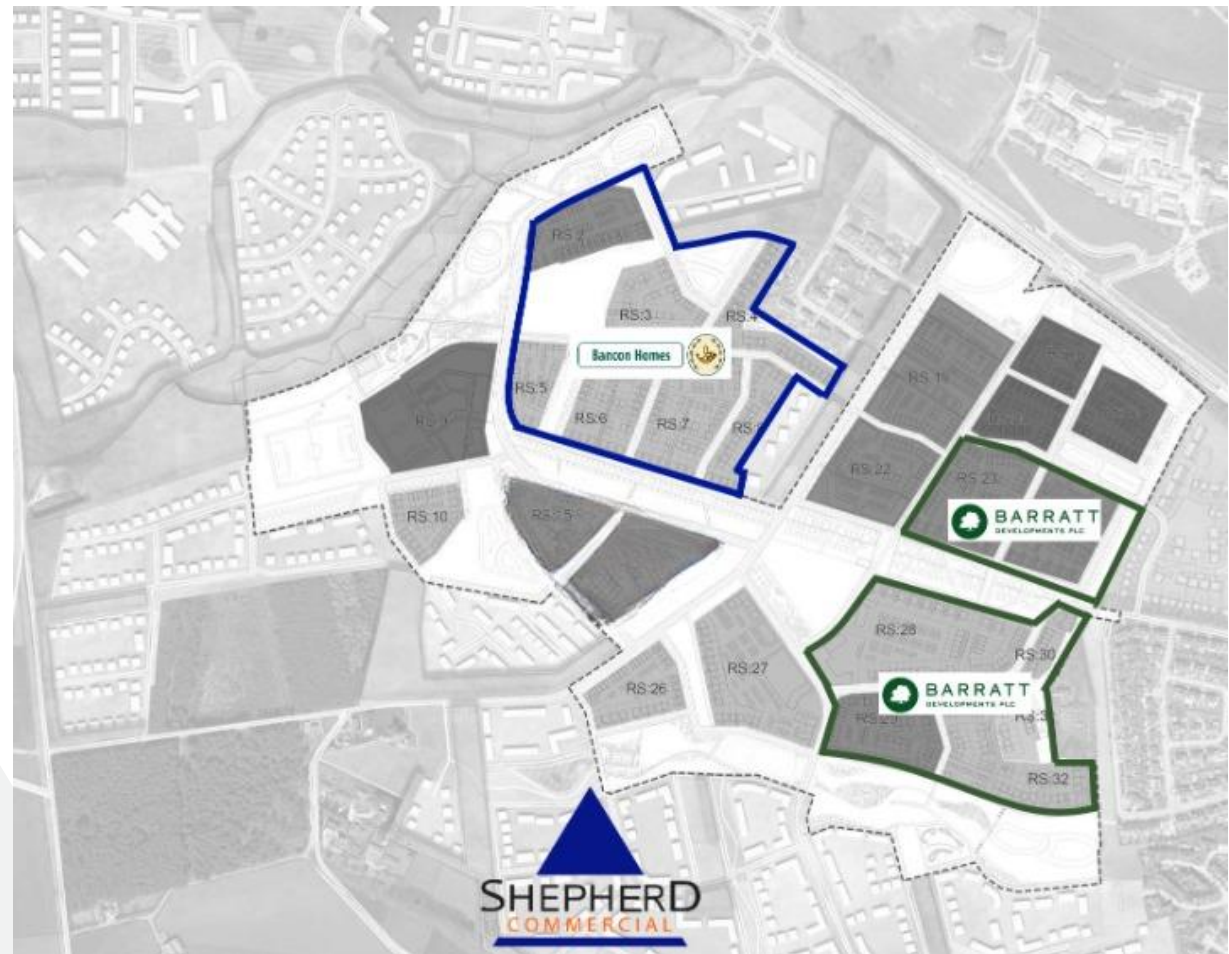
ABERDEEN CITY

Aberdeen represents Scotland's third largest City and is the administrative centre for the North East. The City has two universities, two Further Education colleges, together with a number of research and development establishments which specialise in the agricultural, food, medical and fishery sectors.

The City is one of the UK's most prosperous areas. Aberdeen is recognised as representing Europe's Energy Capital. A number of the leading global energy companies including BP, Shell, Total, Chevron, Centrica, Apache, CNR, Repsol Sinopec Resources UK Limited and Nexen have regional HQs in the City. There is also a substantial representation of major oil service companies including Wood Group, Technip, Subsea 7, AMEC and Petrofac to name but a few.

The local economy also benefits from other industries including traditional sectors such as agriculture, fishing and construction, together with a substantial professional and financial service community.

Aberdeen makes a significant contribution to the Scottish economy. Whilst representing only 4% of the population, over 30% of the Country's GDP and 22% of the global exports emanate from the City. The City enjoys excellent communications with an international airport, a major port and main rail network connections. The A92 dual carriageway provides rapid road links to Dundee, Edinburgh and Glasgow.



LOCATION

The subject site is situated adjacent to Bucksburn on the north west periphery of the City.

The location has immediate access to the A96 dual carriageway which in turn links to the main arterial road system serving in the City.

Excellent retail, health and education facilities are available within the vicinity.

DESCRIPTION

Rowett South has developed into an attractive & established residential district. A number of housebuilders have successfully undertaken developments on the site.

PLANNING

The site has been identified in the Aberdeen Local Development Plan as OP30 being a site identified for the construction of 1,940 houses. The Plan indicates that a phased release of housing is to occur with some 1,000 homes up to 2016 and a further 700 homes released in the period 2017 to 2023. The remaining 240 homes will be released in the period 2024 to 2030

PROPOSAL

Proposals are invited from parties interested in pursuing an acquisition of the subject site or individual plots within the development. The University of Aberdeen are prepared to consider a variety of approaches to the disposal of the site including clean offers, phased drawdown, initial payments and profit share or other mechanisms.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
Chris Grinyer, chris.grinyer@shepherd.co.uk, 01224 202800, www.shepherd.co.uk

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