

PRIME RESIDENTIAL DEVELOPMENT SITE FOR SALE

**WITH PLANNING PERMISSION FOR 4 DETACHED
RESIDENTIAL UNITS**



**ROCKLANDS, CRAIGTON ROAD
CULTS, ABERDEEN
AB15 9PS**

LOCATION

The property is located on the south side of Craighton Road within the popular Pitfodells / Cults area of Aberdeen approximately 2 miles west of the City Centre. Aberdeen is Scotland's third city, known as the oil capital of Europe and boasts one of the most dynamic economies within the UK.

The location is highlighted on the plan opposite for identification purposes only.

DESCRIPTION

The site for sale comprises 4 individual plots as shown on the indicative site plan.

Plot 1 – 787 m² (0.195 acres) or thereby

Plot 2 – 651 m² (0.161 acres) or thereby

Plot 3 – 691 m² (0.171 acres) or thereby

Plot 4 – 583 m² (0.144 acres) or thereby

Total 2,712 m² (0.671 acres)

PLANNING

Conditional planning permission was granted on the 26th April 2010 for the erection of 6 dwelling houses and the formation of access road as shown coloured red on plan opposite.

Plots 5 and 6 are being retained by the vendor and the purchaser of plots 1 – 4 inclusive will be obliged to form the access road and provide adequate, servicing to the remaining part of the site.

A plan and specification of the access road / servicing together with a copy of the conditional planning consent will be available upon request to genuinely interested parties.

SERVICES

All mains services are readily available but prospective purchasers should satisfy themselves by contacting Aberdeen City Council.

PRICE

Offers in excess of £1 million are invited for the freehold interest in the site.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

OFFERS

It is anticipated that a closing date for offers will be fixed and therefore interested parties should register with the sole selling agent.

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