

FOR SALE

DEVELOPMENT OPPORTUNITY AT CLOVERHILL

Bridge of Don, Aberdeen



Key Highlights

- Commercial land zoned for Classes 4, 5 & 6 (office, general industrial and storage / distribution)
- Total site area: 56 acres (22.66 hectares)

SAVILLS ABERDEEN
5 Queen's Terrace
Aberdeen, AB10 1XL
01224 971110

savills.co.uk



SHEPHERD ABERDEEN
35 Queens Road
Aberdeen, AB15 4ZN
01224 202800

shepherd.co.uk



Location

Cloverhill is located in the suburb of Bridge of Don, lying approximately 6 miles North of Aberdeen city centre. The site is situated within an established commercial location, lying adjacent to Aberdeen Energy & Innovation Park and opposite the established Bridge of Don Industrial Estate. The A90, which borders the site to the West, provides rapid access to the city centre to the South and the AWPR which is due to complete in late 2018.

The location of the site is shown on the plan, provided for indicative purposes only.

Description & Planning

Extending to approximately 56 acres (22.66 hectares) in total, Cloverhill forms part of Opportunity Site 2 in the Aberdeen Local Development Plan 2017. The site is designated for Business & Industrial use and is considered to be a key development opportunity for the City due to its prominent location on the A90.

Price

Offers are invited for our client's heritable interest in the subjects.

VAT

All prices quoted are exclusive of VAT which may be payable.

Legal Costs

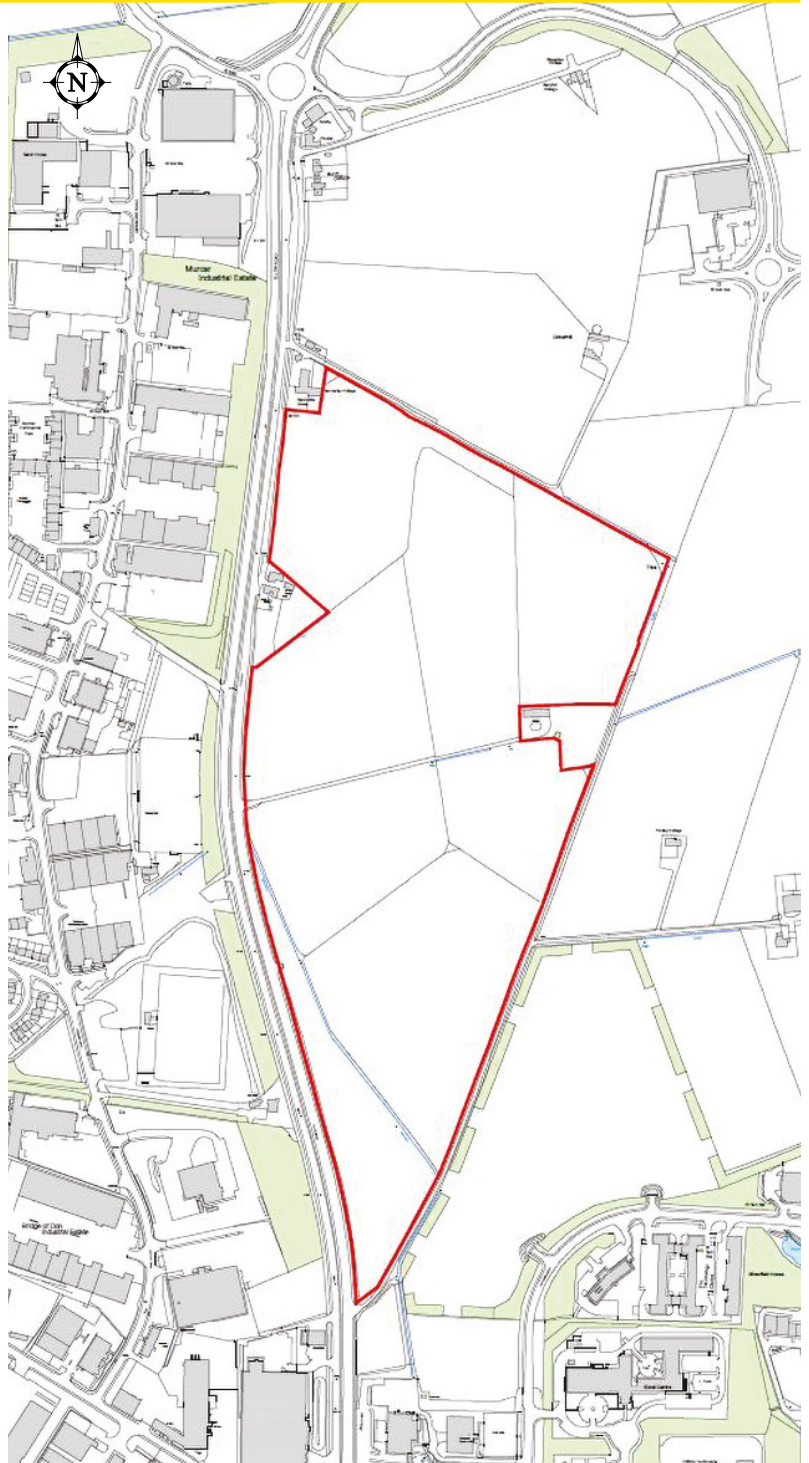
Each party will bear their own legal costs. The purchaser will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

Entry

Immediately upon conclusion of legalities.

Viewing & Offers

Viewing is strictly by arrangement with the joint agents to whom all offers should be submitted in Scottish legal form.



Contact

Savills
01224 971111
claire.crawford@savills.com
greid@savills.com

Shepherd
01224 202800
mark.mcqueen@shepherd.co.uk
c.grinyer@shepherd.co.uk

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

October 2018

