



For Sale

FG[®] Burnett

Former Garthdee Parish Church Site

Ramsay Gardens, Aberdeen, AB10 7EZ

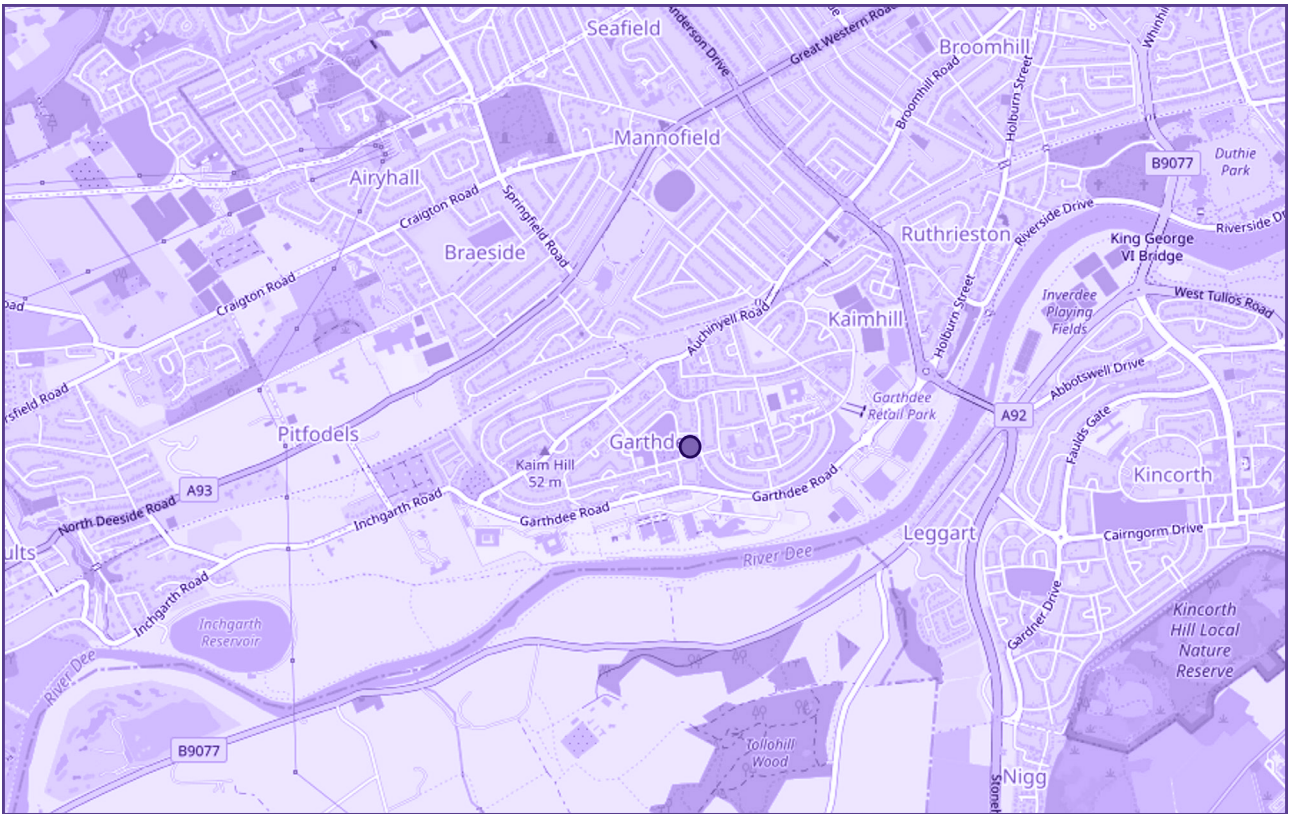
0.81 ac | 0.33 ha

- Prominent Development Site
- Close Proximity to Robert Gordon University



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The site is located in the Garthdee area of Aberdeen, a primarily residential suburb approximately 2 miles to the southwest of the city centre. The site is bound by Ramsay Gardens to the west, Inchbrae Drive to the south, Aboyne Road to the east and Ramsay Place to the north.

The site is in close proximity to Robert Gordon University, Asda, Sainsbury's, Curry's, Boots, David Lloyd Leisure Club, B&Q and Aberdeen Adventure Snowsports.

Description

The property comprises a level, irregularly shaped site extending to circa 0.81 ac (0.33 ha). The site previously housed the Garthdee Parish Church, which was demolished in 2022, leaving a cleared site suitable for a range of development uses.

Site Area

The site has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. area calculated:-

Total **0.81 ac** **0.33 ha**

Development Opportunity

The site offers a development opportunity and may be suitable for a number of uses subject to planning, including residential property development, student accommodation and community use. The property sits within an area zoned for Residential (H1) use in the Aberdeen Local Development Plan 2023, and does not lie within a conservation area.

Interested parties should make their own enquiries to Aberdeen City Council regarding alternative uses.

Price

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

Rateable Value

The Valuation Roll shows a rateable value of £7,500 effective 1st April 2023.

Rates Detail

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

All offers should be submitted in writing to the sole agent.

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