



FG Burnett

For Sale

Former Builder's Yard

Gilcomston Park, Rosemount Viaduct,
Aberdeen

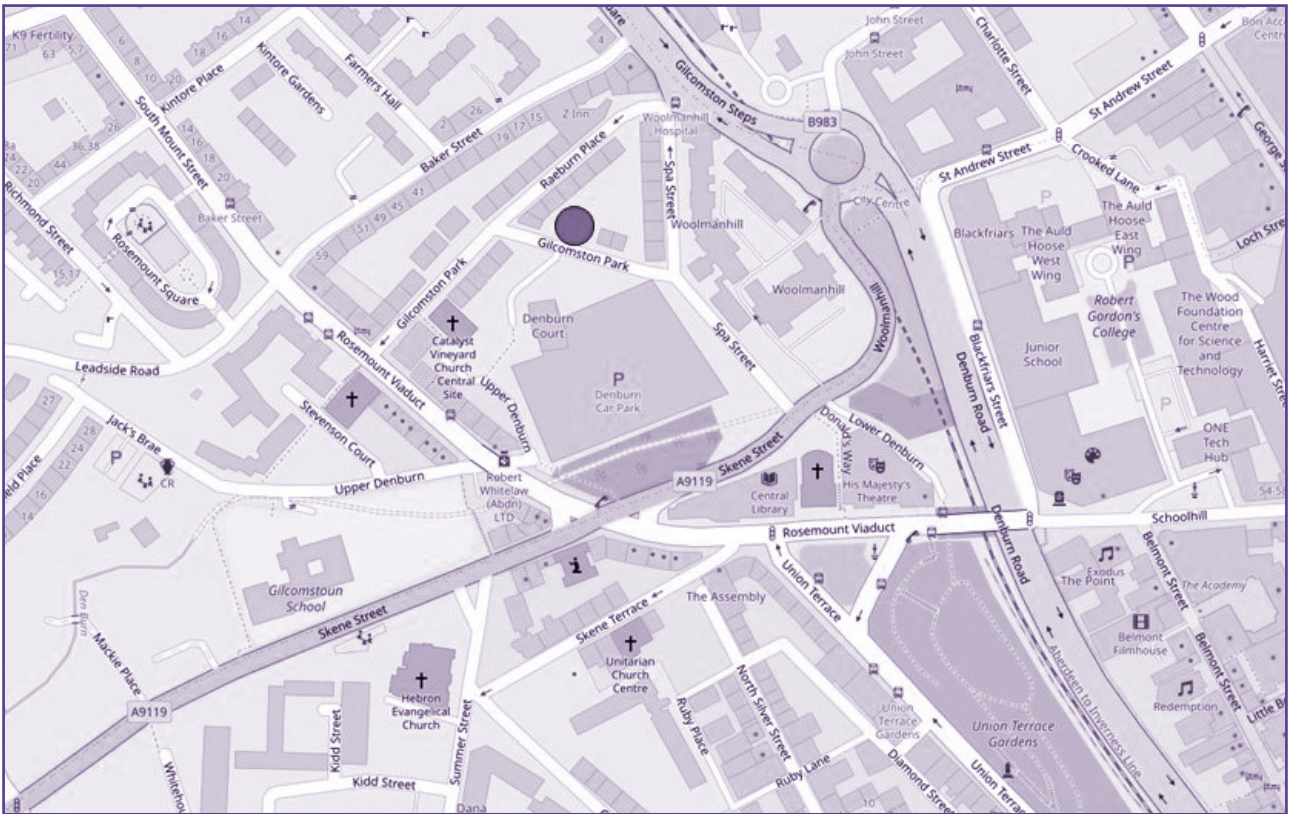
405 sq.m | 0.10 Acres approx

- Suitable for alternative use/development
- Subject to obtaining all necessary consents

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The site is located in the Rosemount area of Aberdeen situated approximately 1 mile north of the city centre.

More specifically, the site lies on the east side of Gilcomston Park. Nearby properties are mainly residential in nature.

The approximate location can be seen on the plan above.

Description

Used formerly as a builder's yard, the site is made up of rough ground and accessed via a lane from Gilcomston Park. The area is predominantly residential with a car park adjoining.

Planning

In terms of the Local Development Plan, the property is zoned as Residential Area (H1) and lies within the Rosemount and Westburn Conservation Area.

It is considered that the site may be suitable for development subject to interested parties obtaining the necessary consents. Initial enquiries should be made by contacting the marketing agents in the first instance to discuss their proposal.

Site Area

The site has been scaled from ProMap and would note the approximate size:-

Total	405 sq.m	0.10 Acres
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Price

Offers in the region of £90,000 are sought, exclusive of VAT.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £1,600 effective from 1st April 2026.

VAT

Any figure quoted is exclusive of VAT.

Legal Costs

Each party will bear their own legal costs. The purchaser 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/s.

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