FG Burnett

For Sale

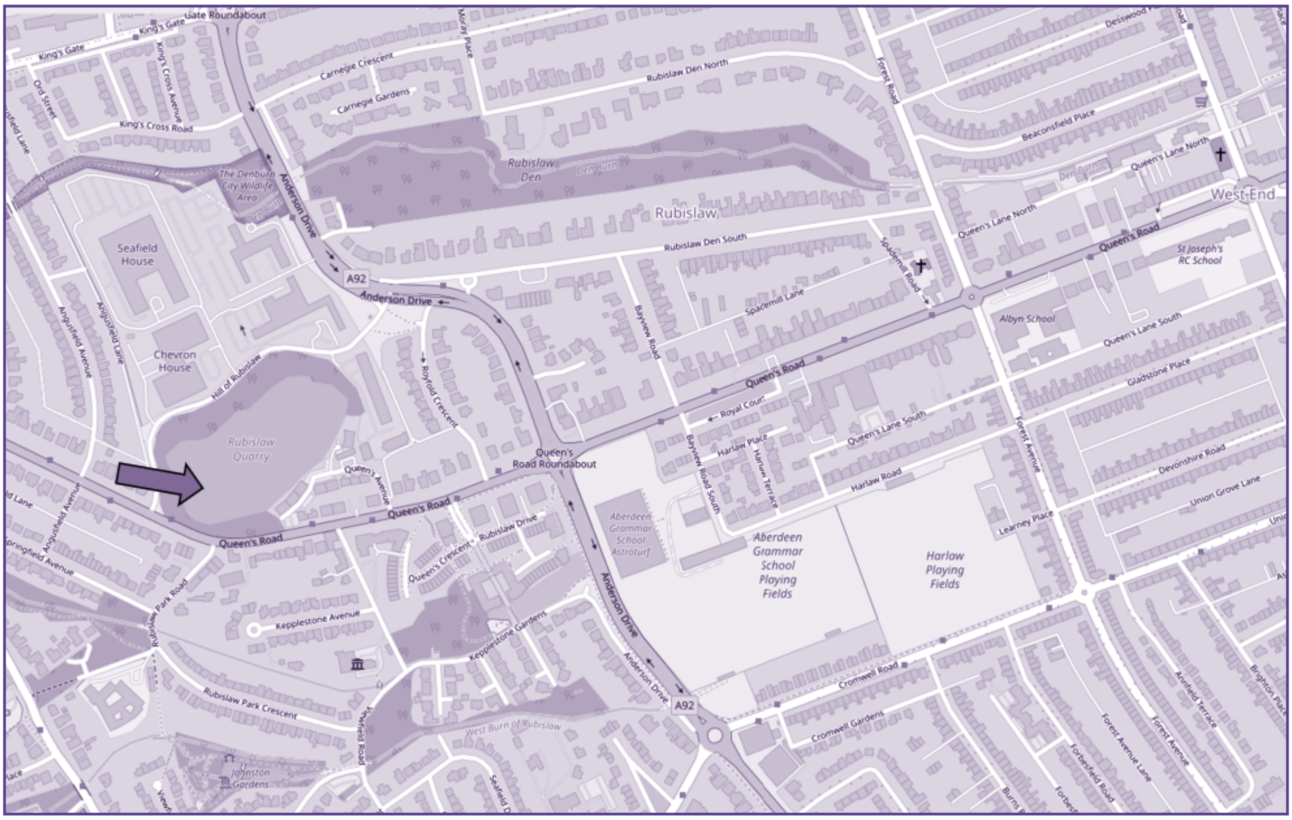
Rubislaw Quarry

Aberdeen

- Iconic Regional Landmark
- In the heart of Aberdeen's West End
- Unique opportunity to own a piece of Aberdeen's history

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The site is situated within the West End of the city of Aberdeen, located on the southern edge of the Hill of Rubislaw office park located between its junction with Anderson Drive and Queen's Road.

The surrounding area comprises a mix of residential and commercial occupiers with a number of large office buildings, which is home to Ping Petroleum, Serica Energy, Ithaca Energy and PureGym.

The area has excellent access to nearby road networks, with the A92 linking the north and south and to the west via the B9119.

Description

A one of a kind opportunity is being offered in the market, presenting potential buyers with the chance to become the owners of a truly unique historic landmark nestled in the heart of the city of Aberdeen.

After its closure, the quarry has undergone a remarkable transformation into a scenic water-filled expanse, teeming with vibrant natural wildlife. This rejuvenated setting has also served as a venue for various recreational water sports activities.

The site under heritable ownership is highlighted yellow on the overleaf plan.

History

Rubislaw Quarry is one of the largest man-made quarries in Europe and the source of the distinctive stone which gives Aberdeen its reputation as "The Granite City". It is estimated that over six million tonnes of granite were extracted from the quarry over a period of 200 years with the majority of Aberdeen's prestigious buildings made from the quarry's contents.

With buildings being increasingly built from cheaper materials, the last granite from Rubislaw was extracted in the early 1970s. Following its closure, the site was eventually put up for sale in around 2010 where it was purchased by the current owners.

Planning

The site is zoned as Green Space Network (NE2) within the adopted Aberdeen Local Development Plan. Although it is not situated within a formally designated conservation area, it holds significance as part of Aberdeen's Local Nature Conservation sites, with a protected area covered by a Tree Preservation Order.

Looking at the wider site, as highlighted on the plan, the brown highlighted area has been identified for prospective residential development in the future. It has obtained outline planning permission for 245 private residential dwellings, subject to a number of conditions. Detailed Title information pertaining to access rights is readily available to genuinely interested parties.

The pink area has already been developed.

Legal Costs

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

VAT

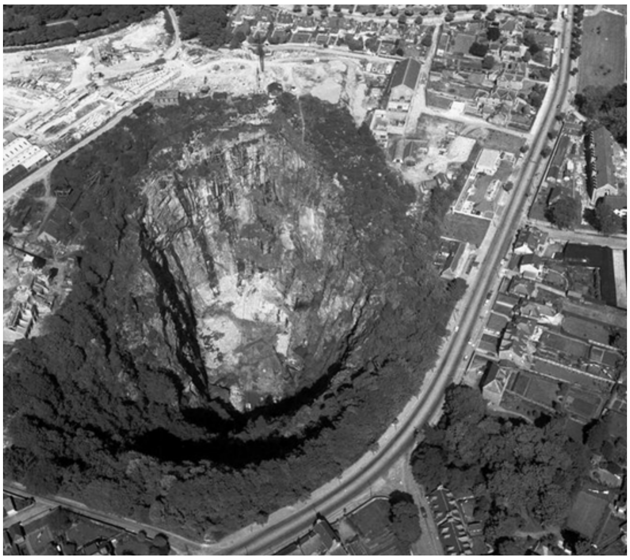
Any figure quoted is exclusive of VAT.

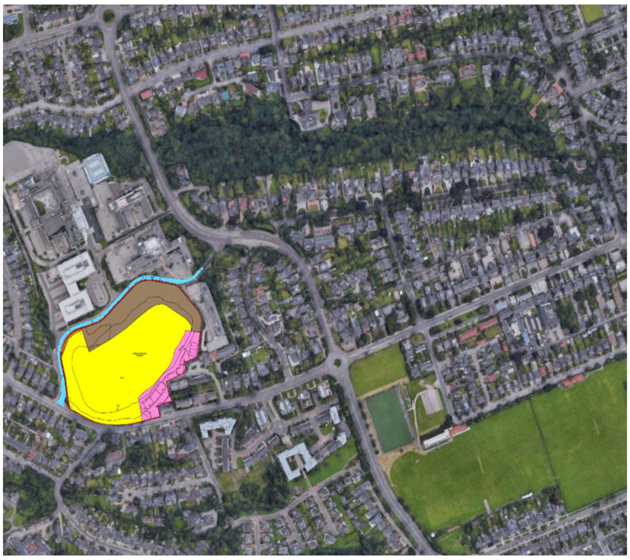
AML

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.





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Viewings & Offers

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

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