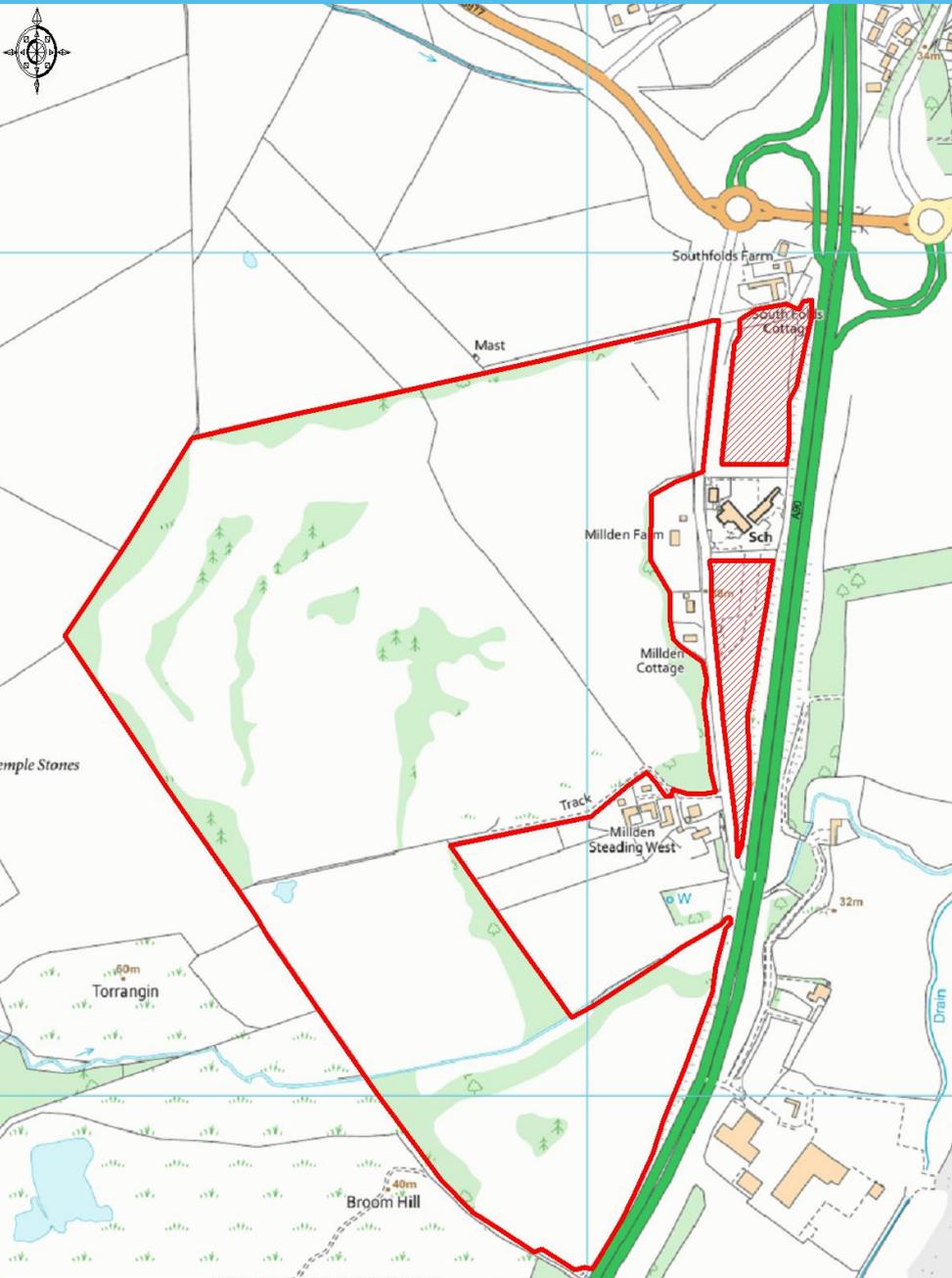


## FOR SALE LAND AT FORMER ABERDEENSHIRE GOLF CENTRE



MILLDEN  
BALMEDIE  
ABERDEENSHIRE  
AB23 8YY

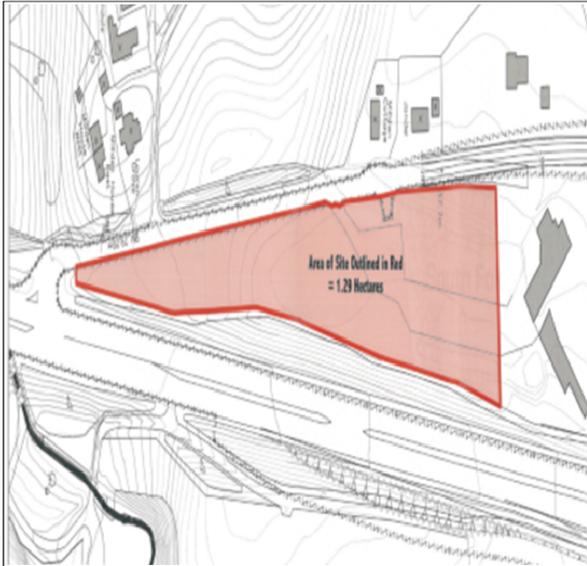
**Area:**  
2.85 Hectares / 7.04 Acres

Viewing is strictly by arrangement  
with the sole selling agent.

Contact:  
**Arron Finnie**

Telephone:  
**01224 588866**

Email:  
**arron.finnie@ryden.co.uk**



**Location:**

The sites are situated in Aberdeenshire, approximately half a mile south-west of Balmedie and approximately 3 miles north of Bridge of Don, Aberdeen's northern suburb.

The sites lie within the Aberdeen Housing market area and benefit from excellent road communications/transport links from the new Aberdeen Western Peripheral Route, shown on the map provided, and upgrades to the A90. As a result, most parts of Aberdeen and its surrounding areas are readily accessible.

**Description:**

The plots, shown on the site plans above, comprise land to the east of the Millden access road, west of the A90 and lie north and south of the Springvale Education Trust School. It includes a former car park that is surfaced in hardcore.

**Accommodation:**

We understand the site extends to 7.04 acres (2.85 hectares). This area has been calculated by the use of Promap.

**Services:**

We understand that adjacent to the school and along the A90 there are connections to a mains electricity supply, the public water supply and a BT line.

Nearby Balmedie has a main sewer and Waste Water Treatment Works that had capacity for 489 additional houses based on the 2014 SACDP Capacity table published by Scottish Water.

In the event of any further development on the subject site, surface water would drain to a SUDS.



**Price:**

Offers invited.

**Planning:**

The subjects are covered by the Aberdeenshire Local Development Plan, the current version of which was adopted on 17 April 2017.

Interested parties should make their own enquiries regarding planning related matters direct with Aberdeenshire Council.

**VAT:**

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective purchaser must satisfy themselves as to the incidence of VAT in respect of any transaction.

**Legal Costs:**

In the normal manner, each party will be responsible for their own legal costs and professional fees / expenses. The purchaser will be liable for LBTT and any registration dues where applicable.

**Viewing:**

To arrange a viewing or for further information, please contact:

Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 588866

E-mail: arron.finnie@ryden.co.uk

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