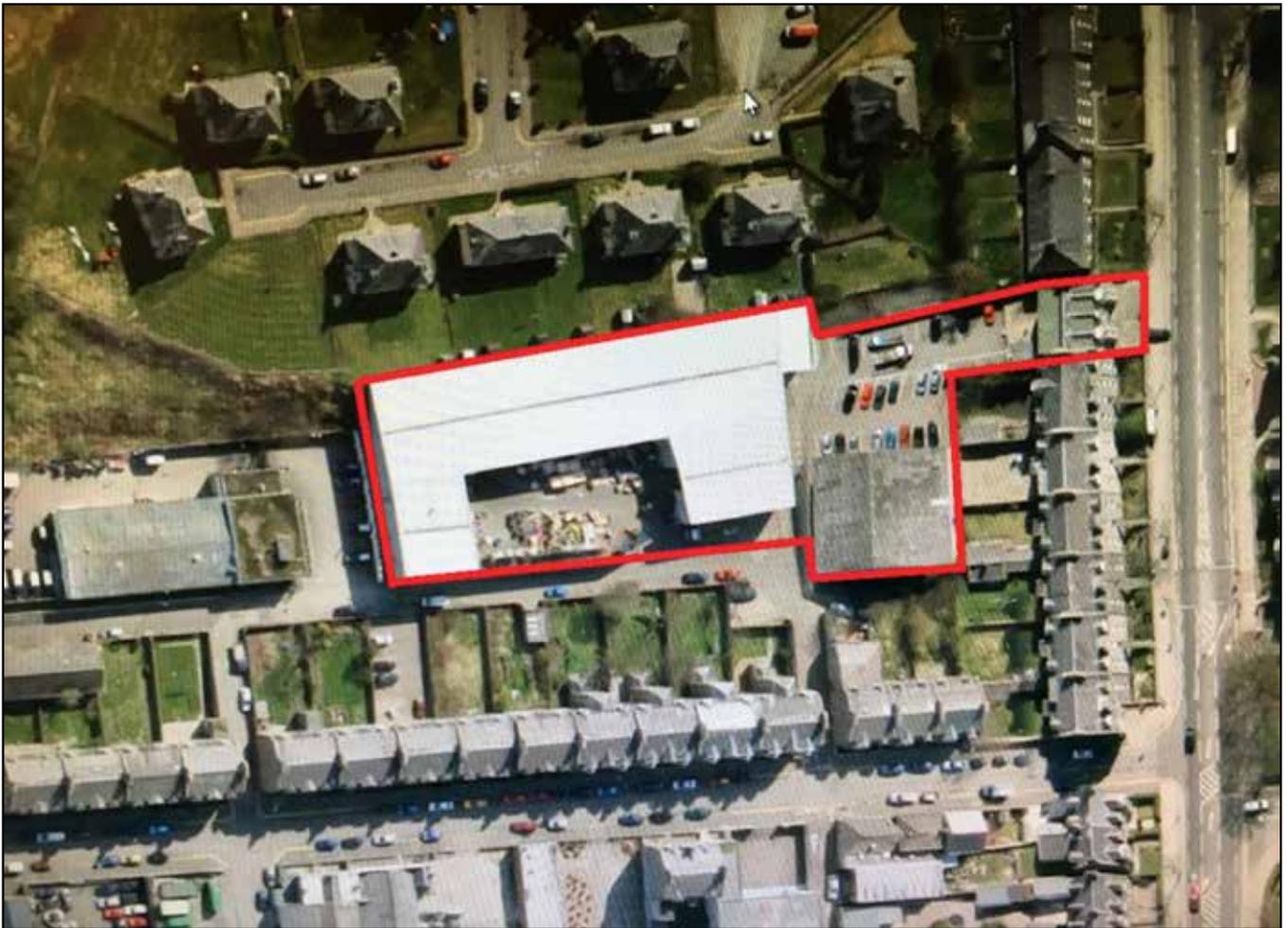


RESIDENTIAL DEVELOPMENT SITE FOR SALE



**392 KING STREET/
PITTODRIE LANE
ABERDEEN AB24 3BU**

LOCATION

The property is located on the east side of King Street approximately half a mile south of Union Street, Aberdeen's principal shopping thoroughfare. Aberdeen University is a short distance to the north and the surrounding area has been developed over recent years for main stream residential and student accommodation.

Aberdeen is Scotland's third city benefiting from low unemployment and a total student population in the region of 12,000.

The site is as shown opposite for identification purposes only.

DESCRIPTION

The property comprises a two storey and attic end-terrace building fronting on to King Street of granite construction with a pitch and slate covered roof. A car parking forecourt is provided to the front of the building accessed from King Street with additional car parking to the rear.

There are also two former industrial buildings of steel portal frame construction with concrete block and corrugated sheet walls accessed from Pittodrie Lane.

TENURE

Freehold.

PLANNING

The site was granted conditional planning permission on 9th January 2015 for redevelopment to provide a serviced apartment scheme of 48 units comprising 6 one bedroom units within the existing granite building and within 2 new build blocks accessed from Pittodrie Lane, there are a total of 34 two bedroom and 8 one bedroom apartments.

Copies of the planning consent and plans can be provided to genuinely interested parties on request or alternatively by accessing the Aberdeen City Council planning portal Reference Numbers P140554 and B1414977. (Building warrant).

CAR PARKING

A total of 48 car spaces are included within the proposed development.



PRICE

Offers are invited ideally on an unconditional basis but consideration will be given to offers subject to planning.

V.A.T.

All figures are exclusive of Value Added Tax.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole Agent who will also make arrangements to view.