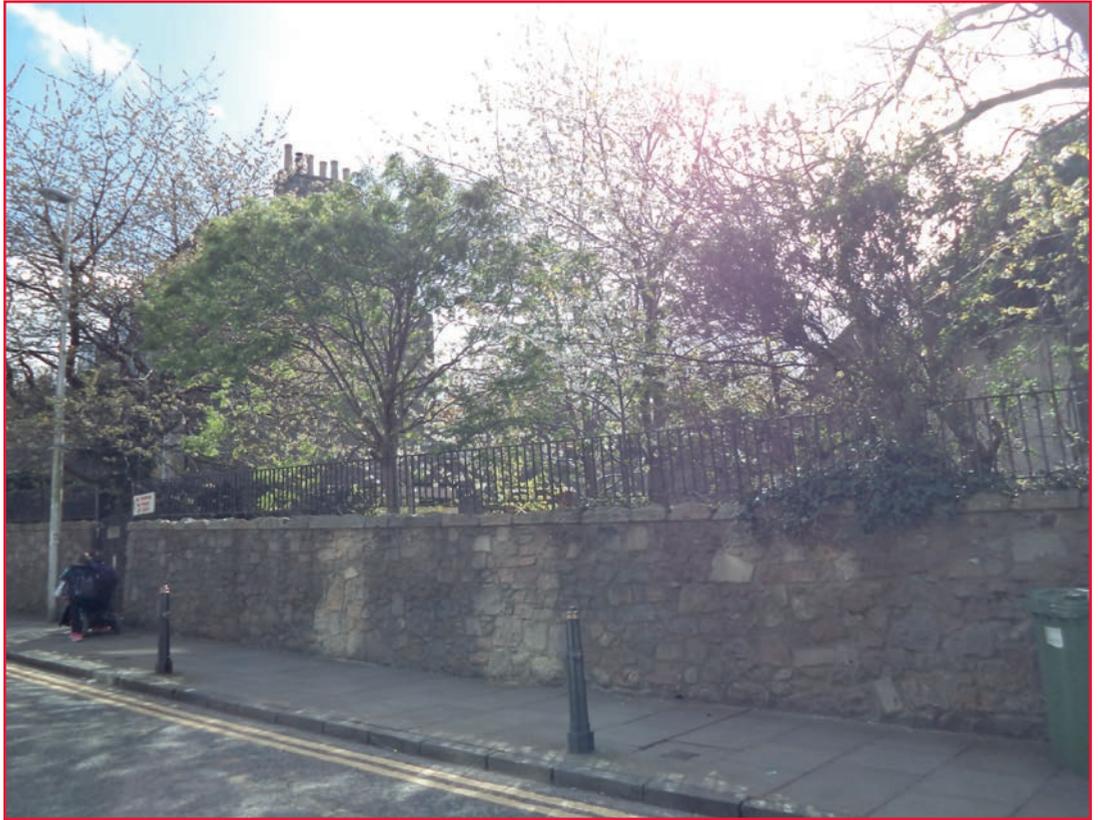


# For Sale

POTENTIAL DEVELOPMENT OPPORTUNITY

## Former St Peter's Nursery

137 Spital, Aberdeen, AB24 3HX



Communities, Housing  
and Infrastructure  
Aberdeen City Council  
Business Hub 10  
2nd Floor South  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

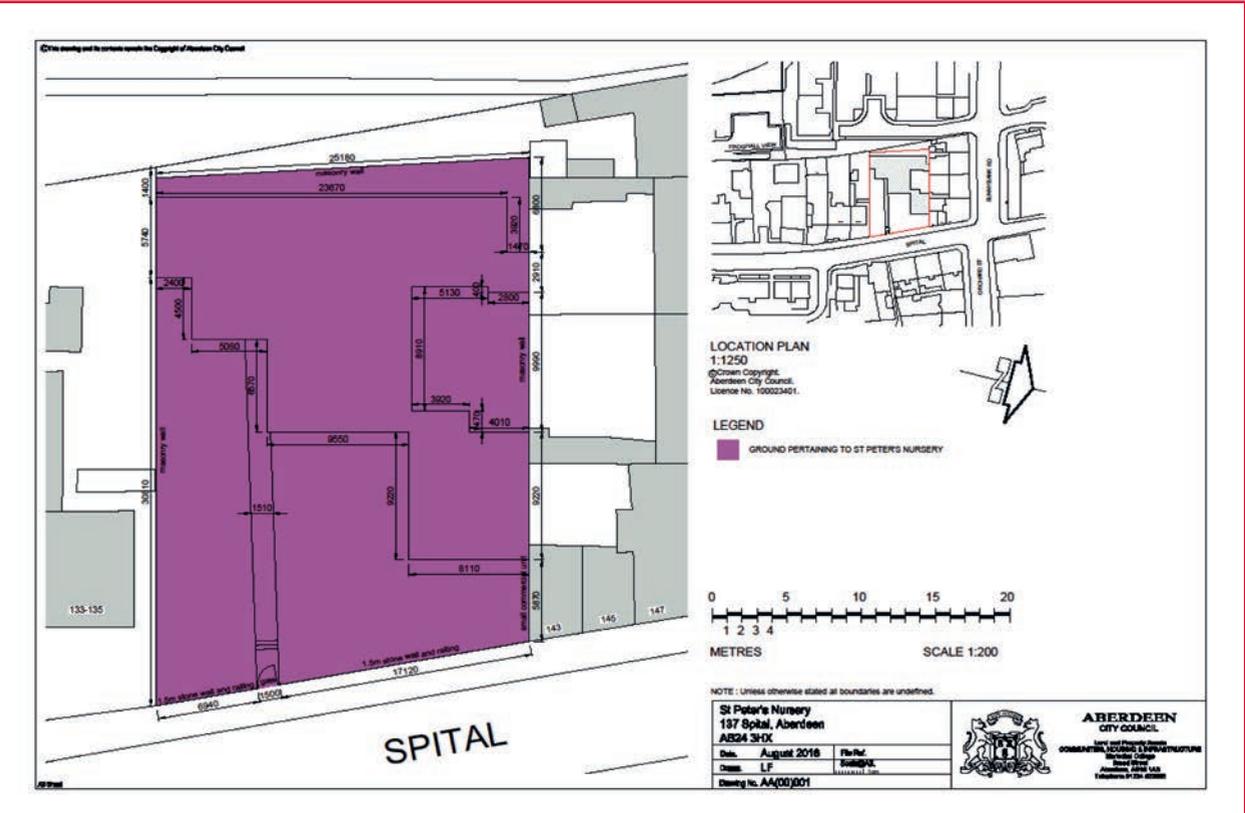
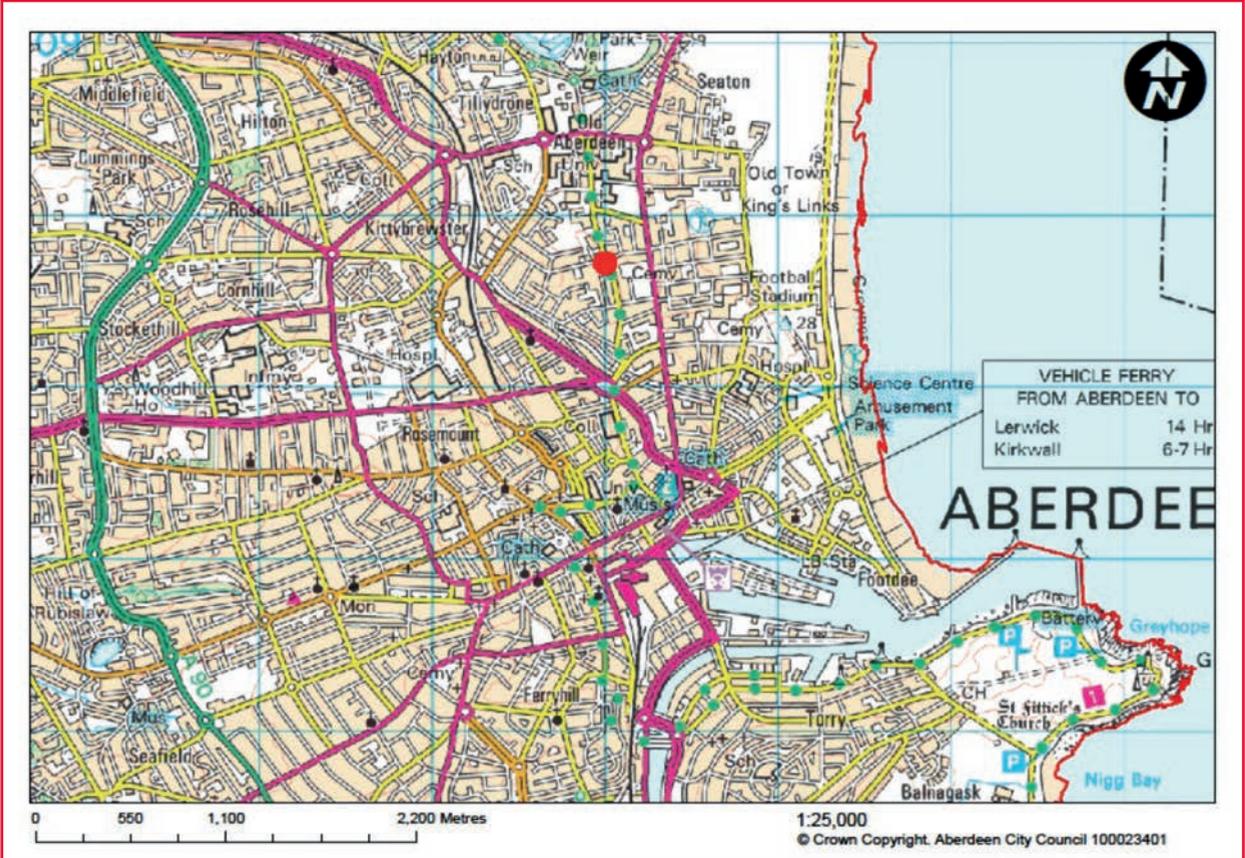
Tel 01224 523064  
Minicom 01224 522381  
DX 529451, Aberdeen 9  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

- Site 0.08HA (0.21 Acres)
- Single storey granite and slate building
- Ancillary timber buildings
- Floor Space: 285.82sq.m. (3077sq. ft.)
- Close to University



**ABERDEEN**  
CITY COUNCIL

[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)



## LOCATION

The subjects are located on the west side of The Spital within Old Aberdeen, just South of the junction with Sunnybank Road. The Aberdeen University Campus is approximately 500m to the North, with King Street approximately 200m to the East and the City Centre approximately 0.5miles to the South. The subjects are located within a mixed residential and commercial area, adjacent occupiers include: a newsagents, a hot food takeaway restaurant, two cafés, a bookshop and the Red Lion Public House.

## DESCRIPTION

The subjects were constructed in 1900 and comprise of a T-shaped, single storey, granite and slate building which was previously in use as a children's nursery. The building has been vacant for a number of years and is in need of substantial repair. A smaller less substantial building is also located towards the north of the site adjoining the main building. The site itself is irregular in shape, and raised above street level. In addition to the main granite and slate building and the extension mentioned above there are also two timber storage sheds located towards south of the site. The site has mature planting along the front overlooking the Spital.

### Terms and Conditions:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

1. All descriptions, Dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

2. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatever in relation to this property.

3. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Land & Property Assets, Asset Management, as noted.

4. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered. The council is not obliged to accept the highest or any offer

5. The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.

## ACCOMMODATION

The following Gross Internal Area (GIA) has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition): -

Site Area :	0.08 ha (0.21acres)
Ground Floor:	285.82sq.m. (3,077sq ft)

## EPC

EPC G Rating

## RATEABLE VALUE

The property is currently entered in the Valuation Roll as follows:

**SCHOOL:** Rateable Value: £4,000

We would however advise that in the event that the subjects are redeveloped they would require to be reassessed for either Business Rates or Council Tax purposes depending upon use.

## SERVICES

The subjects are assumed to be served with mains water, electricity, and drainage. However interested parties should satisfy themselves regarding the detailed whereabouts and capacity of the services.

## PLANNING

The site has been noted as an opportunity site within the 2017 Local Development Plan; allocated for mixed use. The Planning Authority have produced redevelopment brief for the site and this has been approved by the Aberdeen City Council Planning Development Management Committee. The Redevelopment Brief can be accessed via the ACC website following the link below.

[http://www.aberdeencity.gov.uk/planning\\_environment/planning/planning\\_sustainable\\_development/pla\\_planningbriefs.asp](http://www.aberdeencity.gov.uk/planning_environment/planning/planning_sustainable_development/pla_planningbriefs.asp)

## PRICE

Offers over £250,000 are invited

## OFFERS

The Council is seeking offers in the Scottish Legal Format to purchase the subjects. Each offer should detail the following:-

- Name of Party
- Price
- Confirmation of Funding
- Development Proposals
- Details of any suspensive conditions

## CLOSING DATE

Interested parties should formally note an interest with the Property Estates Manager, Land and Property Assets, Aberdeen City Council, Business Hub 10, 2nd Floor South, Aberdeen, AB10 1AB in order to be informed of any forthcoming closing date, the procedure for making an offer and to receive further information on the property.

## VAT

VAT may be payable on any purchase price. For further information please contact Aberdeen City Council.

## LEGAL COSTS

The purchaser will pay any applicable LBTT and Registration dues at time of completion

## ENTRY

To be mutually agreed between parties following conclusion of legal formalities

## VIEWING

To view this property contact:  
Cate Armstrong, Estates team  
Tel: 01224 523064  
Email: [Estates@aberdeencity.gov.uk](mailto:Estates@aberdeencity.gov.uk)