



LOCATION: The site lies within Dyce, an important suburb of Aberdeen 6 miles to the north-west of its City Centre. It adjoins Farburn Terrace, which runs along the east side of Aberdeen Airport and has a mix of commercial, industrial and residential properties adjoining it.

Dyce is one of Aberdeen's major employment centres with a significant commercial and industrial base centred around the oil industry, Aberdeen Airport (the terminal is 1.0 mile from the site), the newly constructed Aberdeen Exhibition Centre and has excellent links to / from the south, via the recently opened Aberdeen Western Peripheral Road. With a population of around 6,000, Dyce has good facilities, including schools, a wide range of shops & community facilities and a railway station on the Aberdeen – Inverness line (0.5 miles from the site). Bus stops for access into Aberdeen are within easy walking distance on Victoria Street.

The site is adjoined on its north side by a flatted development completed in 2013, on its east side by Farburn Place with the Aberdeen Inverness railway line beyond, on its south side by Farburn Terrace and on its west side by several office & commercial premises. On the opposite side of Farburn Terrace is the Hallmark Hotel, Aberdeen Airport and there is a Bank of Scotland branch 50 metres from the site

SITE AREA: 0.63 Ha (1.56 Acres) approx

DESCRIPTION OF PROPERTY: An irregular shaped bare brownfield site, with direct access onto both Farburn Terrace and Farburn Place. On two levels, the south part of the site has an existing access off Farburn Terrace and is a flat piece of ground that has a part stone base; the north part of the site has an existing access point off Farburn Place, is at a higher level and is gently undulating. Between these two parts is a tarred pathway and an embankment. The Far Burn appears to be culverted below the south part of the site. The site is considered suitable for development for a number of different uses, subject to planning.

PLANNING: In the Aberdeen Local Development Plan 2017, the site lies within a Mixed Use Area (Policy H2). Several planning applications have been made over the site in recent years including: (i) in 2008 an application for a mixed development including a 131 bedroom 4 storey hotel with carparking on the site and on an adjoining area to the north of the site, 64 flats with carparking (application ref – 081083, approved

in 2009, the flatted development has been undertaken) (ii) in 2013, an application for a 4 storey office building (4,770 square metres) and associated carparking (application ref – 130326, withdrawn in 2015).

TENURE: Owner Vacant Possession.

VIEWING: Parties are free to visit the site at any time.

JOINT AUCTIONEERS: Savills Aberdeen, 5 Queens Terrace, Aberdeen, AB10 1XL, Tel: 01224 971111, (Simpson Buglass).

