

PRIME RESIDENTIAL DEVELOPMENT SITE FOR SALE

On the instruction of:

The Rowett Research Institute
Hopecroft, Bucksburn, Aberdeen
Site of 15.4 Hectares (38 Acres)





■ development potential

Although zoned as Green Belt in the Aberdeen City District-Wide Local Plan 1991, part of the site was zoned for residential development of approximately 40 residential units in the Modified Finalised Local Plan 2002. Following the abandonment of that Plan, Aberdeen City Council approached the Rowett Research Institute with a view to resolving to release this land for development before 2005 through their Interim Housing Strategy. Subsequently, following further consultation between the Council, The Rowett Research Institute and other interested parties including local representatives, the Council have extended the area zoned for housing in the new Green Spaces - New Places Local Plan 2004 to cover the larger area now offered for sale extending to 15.4 hectares to accommodate approximately 200 houses in the period 2000-2010. This Local Plan has been formally approved by the Council and it is expected to be placed on deposit in August 2004.

On the instructions of the Rowett Research Institute a site of 15.4 hectares is offered for sale. The site has been in the ownership of the Rowett Research Institute for approximately 40 years and has historically been used for agricultural purposes. The site is now surplus to requirements and, in response to the requirements of Aberdeen City Council to contribute greenfield housing to Aberdeen, is accordingly offered for sale on the open market.

Given the acknowledged need to contribute greenfield housing to the Aberdeen housing land supply and following up on the approach made to the Rowett Research Institute by the Council, the Institute now seeks a developer to participate in the promotion of the site through the local plan process. It is understood that the Council will consider an early planning application for the site and with that in mind the site is offered for sale at this time for the purposes of residential development. Interested parties should however make their own enquiries with the Planning Department of Aberdeen City Council to satisfy themselves with regard to the planning status of the site and whether their proposals are likely to be acceptable or otherwise.



■ services

Interested parties are requested to satisfy themselves with regard to the availability and capacity of any services required to serve the residential development of the site and where appropriate to confirm the adequacy and capacity of service connections with the relevant service provider. The vendor may be in a position to provide SUDS treatment off-site and will give consideration to any proposals which contemplate this which increase the land value.

■ proposals

The Rowett Research Institute offers its feuhold interest in the site for sale and offers are invited for the purchase of this interest. Offers not including suspensive conditions will be preferred although it is anticipated that offers containing such suspensive conditions will be received and such offers will be considered provided they are supported by details of the development proposals including indicative drawings.

Offers which are subject to suspensive conditions with regard to planning and/or services and/or ground conditions will require to provide the undernoted information:-

- Full details of the development proposals including layout/development plans, method statement, explanation of the scheme and timescale and confirmation as to what would constitute an acceptable planning consent.
- Proposed timescale for obtaining any necessary consents.
- Proposed timescale for obtaining any information in relation to ground conditions. Copies of all ground condition reports to be obtained will where required be made available to the vendor.
- An explanation of the calculation of the offer price and where this is based upon planning consent being obtained for a specified number of units a sliding scale arrangement to deal with any adjustment to the density of any proposed development for which planning consent is granted. All offers must provide for a minimum price. Where any offer makes allowance for planning gain or other infrastructure costs then these must be clearly set out with appropriate caps attributed.
- Proposals which include provision for a deposit may be preferred. Prospective purchasers should specify whether any deposit is non-refundable.



A truly convenient location

CITY CENTRE	15 mins
AIRPORT	2 mins
HARBOUR	15 mins
STATION	15 mins
DYCE	5 mins
BRIDGE OF DON	10 mins
ALTENS	20 mins

NB. Distances are approximate only and subject to time of day, traffic congestion and other factors.

All offers will require to be in normal Scottish legal form and to comply with the undernoted conditions of sale.

■ conditions of sale

- Offers which are suspensive upon the grant of outline/detailed planning permission will not be acceptable unless the prospective purchasers are bound to apply for the planning consent within two weeks from the date of conclusion of the missives and to use all reasonable endeavours and due diligence to obtain planning consent with the minimum of delay. If any such planning consent is not granted within six months from the date of submission of the planning application then the vendor shall be entitled to resile. Any planning appeal will be at the discretion of the vendor and will only be approved subject to index linking of the price. The vendor shall have the right to approve any prospective purchasers' planning application and any Section 75 Agreement or other planning agreement which shall require to be on terms acceptable to the vendor.
- In the event of any requirement on the part of the Local Authority to provide affordable housing which requires to be satisfied the vendor reserves the right to make provision for this elsewhere outwith the boundaries of the site. The vendor will expect to be a party to any negotiations with the Local Authority with regard to any affordable housing requirement or any planning gain contribution.
- The minerals will only be conveyed in so far as the vendor has right thereto.
- The subjects will be sold under burden of any servitude and rights of wayleave, sewers, drains, pipes, cables, telegraph and telephone poles, wires and stays that may be held in, through or across the subjects. Prospective purchasers shall require to satisfy themselves as to the existence of any such sewers, drains, pipes, cables, telegraph and telephone poles or wires and other service media and associated rights of access.
- The vendor will require to reserve all necessary servitude rights to connect into and use any services installed as part of the purchaser's development of the subjects and to use and extend at agreed locations any internal access roads and footpaths required to provide any access necessary to service the future development of adjacent land owned by the vendor. Any development layout should provide for this.
- The vendor will require a title condition to be incorporated in any disposition to be granted in favour of the successful purchaser restricting the use of the subjects for the purposes of a residential development.
- The vendor will require a title condition to be imposed in any disposition to be granted in favour of the successful purchaser requiring the erection and subsequent maintenance, repair and renewal of boundary structures on the boundaries of the subjects to be carried out at the expense of the purchaser on terms satisfactory to the vendor.
- Reasonable facilities shall be afforded to the prospective purchaser for the purpose of any environmental audit and geographical site investigation of the land. No warranty is given by the vendor that the subjects are suitable for development. Prospective purchasers will require to satisfy themselves as part of any such environmental audit and / or site investigation as to the existence of any hazardous substances, materials or waste or contaminated matter under or on the subjects and the suitability of the subjects for the purposes of development.
- It is understood that the subjects are burdened by a public right of way and prospective purchasers will require to satisfy themselves with regard to the existence, nature and extent of same. The existence of any public right of way shall be excluded from warrandice in any disposition to be granted by the vendor in favour of the successful purchaser.
- The subjects are affected by a Tree Preservation Order; details of which are available on request.
- The vendor reserves the right to include, as a term of the sale, a clawback provision under which the vendor will be entitled to clawback payment from the proprietor of the subjects in the event of any future planning permission enhancing the value of the subjects after the date of sale being granted. The detail of any such clawback shall be included in an Agreement and any payment due in terms of the Clawback Agreement may require to be secured over the subjects.
- The vendor shall not be bound to accept the highest or any other offer made for the subjects.
- Prospective purchasers will be required to satisfy themselves with regard to the validity and sufficiency of the title and the vendor's right to the subjects and power to sell same within twenty eight days from intimation of their preferred bidder status.
- Prospective purchasers will be expected to participate in the Local Plan process and make appropriate representations in support of the development of the subjects contemplated by the Local Plan.

■ further information / viewing

Further information with regard to the site is available from the following parties:-

General information in relation to the site and the Rowett Research Institute interest in same -
David A B Blair; Deputy Director (Administration);
Tel: 01224 716692; E-mail: D.Blair@rowett.ac.uk

Planning matters

Elaine Farquharson Black, Partner; Paull & Williamsons;
Tel: 01224 621621; E-mail: EFarquharsonblack@paull-williamsons.co.uk.

Terms and conditions of sale

Richard Goodfellow, Partner; Paull & Williamsons;
Tel: 01224 621621; E-mail: RGoodfellow@paull-williamsons.co.uk.

www.paull-williamsons.co.uk

Disclaimer:

The property is offered for sale subject to contract, availability and confirmation of details. These particulars and any measurements, plans and information provided do not form part of any contract and whilst believed to be correct third parties are recommended to satisfy themselves as to their accuracy. The vendor; Paull & Williamsons or any other person in their employment cannot make or give any representation or warranty whatsoever in relation to the property. Unless otherwise stated all prices and figures quoted are exclusive of any Value Added Tax to which they may be subject.

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S O L I C I T O R S


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research institute
improving food quality & preventing disease