



# Nether Anguston Steadings, Peterculter, Aberdeen

FOR SALE

Residential Development  
Opportunity

## Summary

- 5 Separate Units from 172 – 569 SQM
- 3 New build units & 2 conversions
- 4 Units have buildings warrants in place
- Close to all amenities
- Attractive setting
- Detailed planning permission
- Additional land available of up to 10 acres adjoining the site

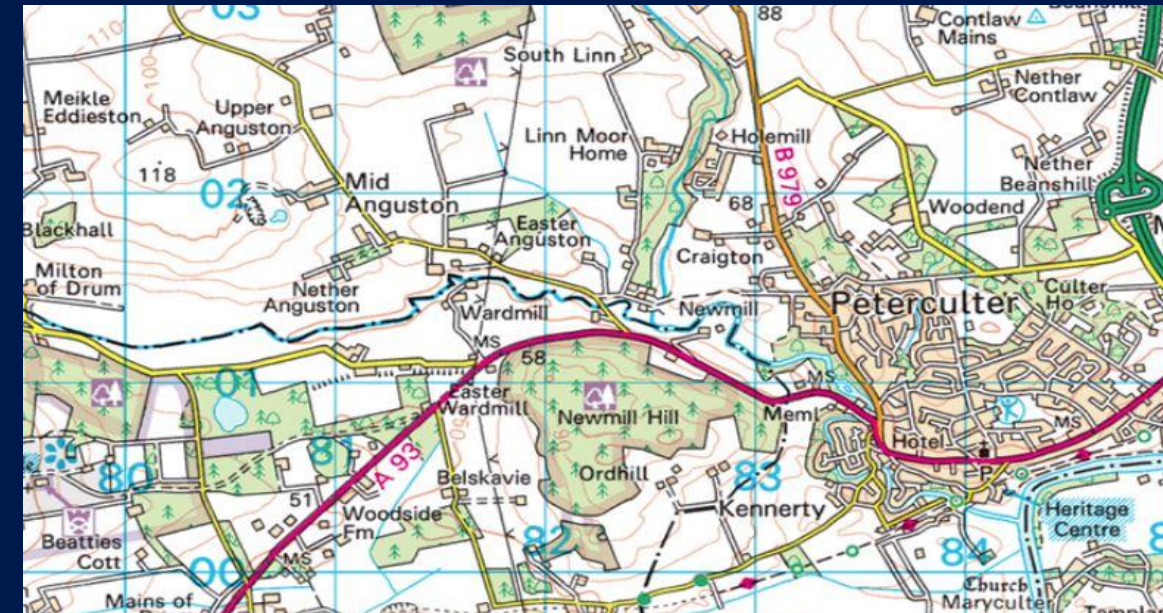
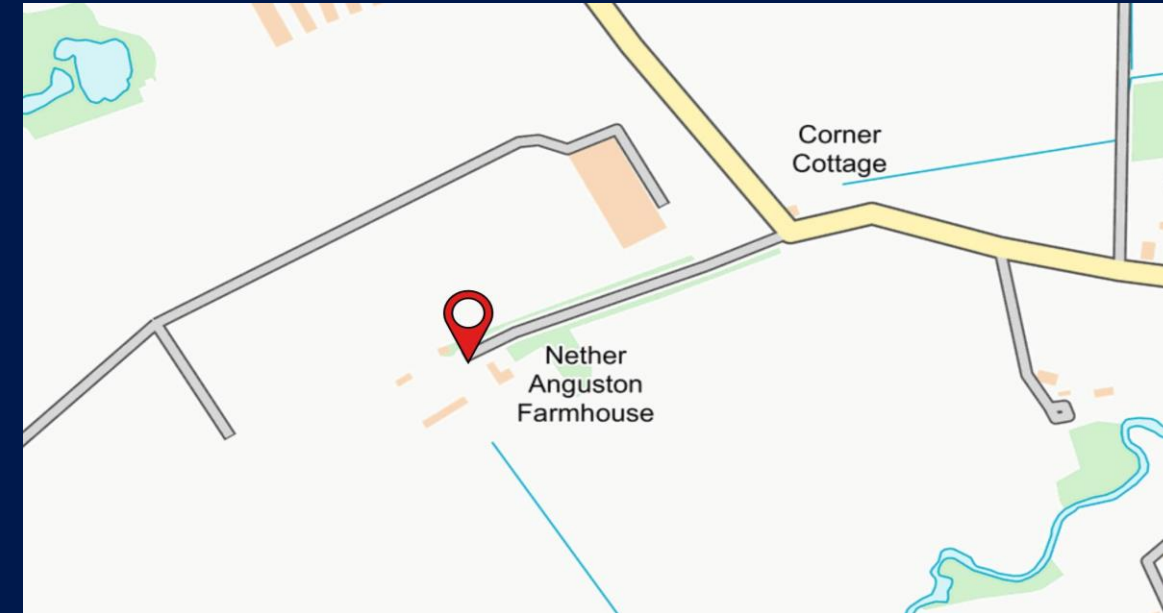
## Location

Peterculter is located approximately 7 miles west of Aberdeen City Centre. Good local facilities are available in the area. There is a well respected Primary School within Culter, with the site also being within the Culter Academy catchment area.

The subjects are located within a tranquil rural setting in the Anguston Hamlet approximately three quarters of a mile west of Peterculter. The AWPR is situated approximately 2 miles to the east. As such whilst the subjects benefit from an idyllic location they remain accessible to all parts of the Aberdeen City surrounding areas.

## Description/Planning Specification

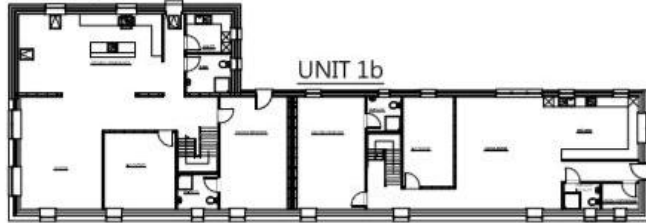
The subjects comprise a steading development opportunity which includes partial conversion and partial new build. Detailed planning permission has been secured for five separate houses. The properties have been designed to secure modern living accommodation featuring open plan areas. Full details are available upon request.



Garage Plot 1a



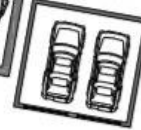
UNIT 1a



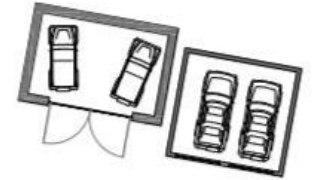
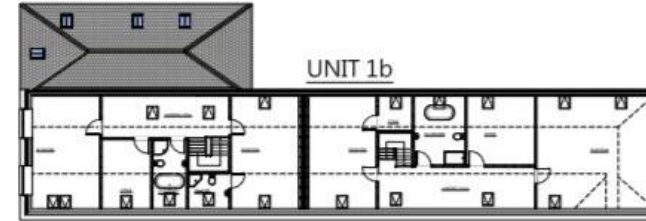
Garage Plot 1b



Garage Plot 2

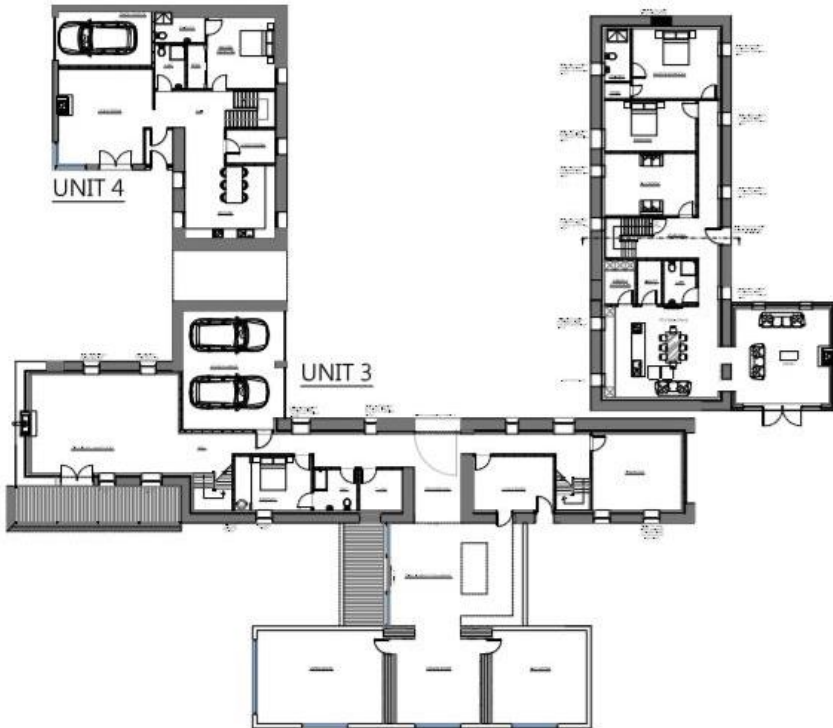


UNIT 1a

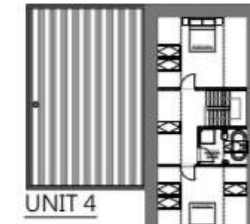


UNIT 4

UNIT 3

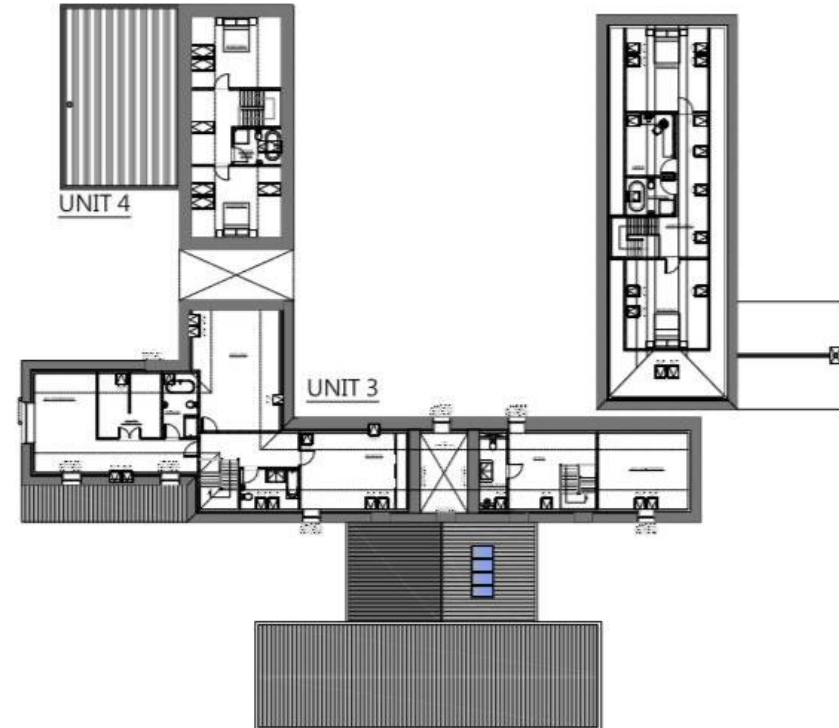


PROPOSED GROUND FLOOR PLANS  
@ 1:200



UNIT 4

UNIT 3



PROPOSED FIRST FLOOR PLANS  
@ 1:200



Accommodation

The properties upon completion will provide the following accommodation

Accommodation	SQM	SQFT
Unit 1A	246	2,648
Unit 1B	231	2,486
Unit 2	240	2,583
Unit 3	569	6,125
Unit 4	172	1,851

Planning Permission

The subjects benefit from detailed planning permission for 5 units. The planning consent also permits a change of use from agricultural land to stables and an outdoor riding manege on an adjoining area. A copy of the planning consent can be made available.

Services

Mains water, upgraded electricity and BT Ultrafast Broadband (250Mbps) are provided to all units at the site. Foul drainage is to be provided by an Aerobic Treatment Unit System which will require to be provided as part of the development. Further information is available.

Price

Offers are invited for our client’s freehold interest in the subject site.

Joint venture approaches will be considered.





## Contact Details



Chris Grinyer & James Morrison



01224 202800



[c.grinyer@shepherd.co.uk](mailto:c.grinyer@shepherd.co.uk)  
[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)



[www.shepherd.co.uk](http://www.shepherd.co.uk)



J&E Shepherd  
35 Queens Road, Aberdeen  
AB15 4ZN