



# SILVERBURN PARK

**Exhibition Avenue, Bridge of Don, Aberdeen, AB23 8BL**

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



## OPPORTUNITY HIGHLIGHTS

- Prime residential development opportunity commanding an attractive and accessible location benefitting from good facilities and amenities
- Site area extending to approximately 14.58 hectares (36.02 acres)
- Planning Permission in Principle for approximately 498 residential units was granted in June 2021





## LOCATION & DESCRIPTION

Silverburn Park, extending to approximately 14.58 hectares (36.02 acres) comprises a cleared site which was part of the former Aberdeen Exhibition Centre. Lying approximately 3 miles north of Aberdeen City Centre, Silverburn Park is situated in Bridge of Don, one of Europe's largest suburbs. The area is renowned for its proximity to Aberdeen Beach Esplanade and is home to Royal Aberdeen Golf Club. Bridge of Don is served by seven local primary schools, and two secondary schools Oldmachar & Bridge of Don Academies in addition to several sports and community centres.

The immediate surrounding area comprises a mix of residential and commercial uses and the site lies adjacent to Aberdeen Energy Park and Royal Aberdeen Golf Course. Bridge of Don Industrial Estate lies on the opposite side of the A92 and provides retail amenities including McDonalds, Marks & Spencer and Costa.

Silverburn Park will be accessed off Exhibition Avenue and Claymore Drive which in turn provides access to the A92 and onwards to the Aberdeen Western Peripheral Route. The main Blackdog junction lies 5 miles to the north.

It can consequently be seen the subjects offer an excellent location and environment for residential development

The location and approximate boundary of the site are shown on the plan overleaf.

## PLANNING

Silverburn Park is designated in the Aberdeen Local Development Plan (2017) as forming part of Opportunity Site 13, which supports a mixed use development including residential.

Planning Permission in Principle covering the entire OP13 site was granted in June 2021 for a mixed use development of the site including approximately 498 residential units, commercial and business use, recycling centre and park and ride facility (Reference: 150824).

A Section 69 agreement between HBD and Aberdeen City Council, includes an advanced draft of a Section 75 agreement which will be entered into by the purchaser(s) prior to the approval of further planning permission (including approval of matters specified by condition), a copy of the Section 69 agreement is included in the data room.



## METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole. Consideration of offers for part only of the site may be considered.

Parties should note interest with agents in the first instance in order to be kept informed of any closing date set and to receive any further information.

## FURTHER INFORMATION

A full technical pack of information is available to interested parties. Please contact selling agents for access to the dataroom.

## CONTACT

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