

FOR SALE

FORMER SCHOOL PREMISES

Suitable For Redevelopment To Include Residential (subject to planning)

Situated Within Popular Residential Location

Site Area – 1.5 Hectares (3.7 Acres)

Price – Offers Invited



AERIAL VIDEO

**FORMER HAZLEWOOD SCHOOL, FERNIELEA ROAD,
ABERDEEN, AB15 6GU**

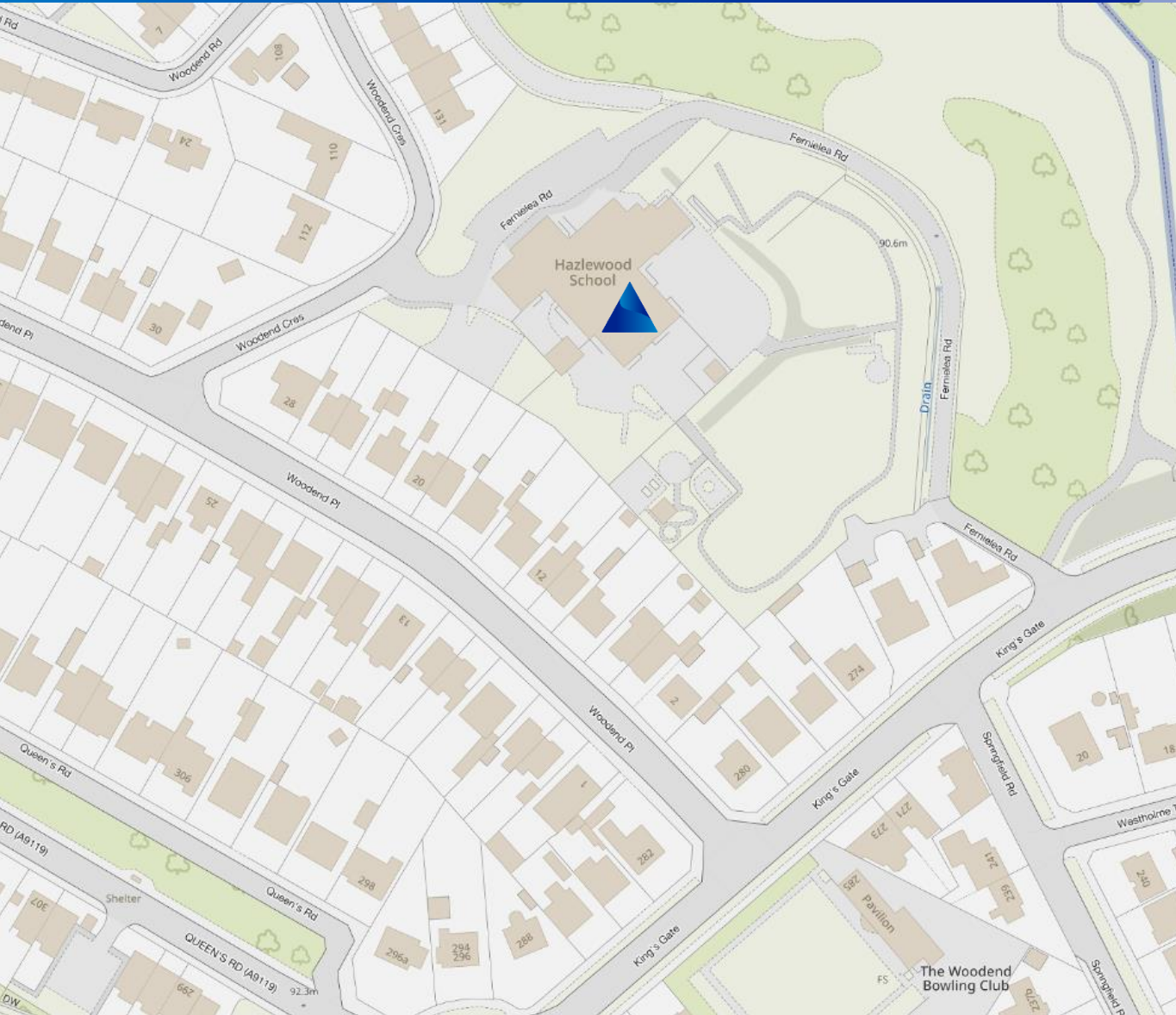
**CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
James Morrison | james.morrison@shepherd.co.uk | 01224 202836**





Location

FORMER HAZLEWOOD SCHOOL, FERNIELEA ROAD,
ABERDEEN, AB15 6GU



The subjects are located off Kings Gate and are in close proximity to where Kings Gate meets Queens Road and an access to Hazlehead Park. The location is approximately 2 miles West of Aberdeen City Centre and occupies a good location within the City.

The surrounding area is predominantly residential in nature although is well served with local amenity. North Anderson Drive to the east and Queens Road to the west ensure that the location is easily accessible to all parts of the City.

In addition, the location is also within easy reach to of Hill of Rubislaw and the City's west end where a number of office occupiers are located.



**Former School Premises Suitable for
Redevelopment**



FIND ON GOOGLE MAPS



Description

FORMER HAZLEWOOD SCHOOL, FERNIELEA ROAD, ABERDEEN, AB15 6GU



The subjects comprise the site of the Former Hazlewood School.

The accommodation provides for class room space, gym hall, swimming pool and kitchen area. The building is arranged over ground floor only.

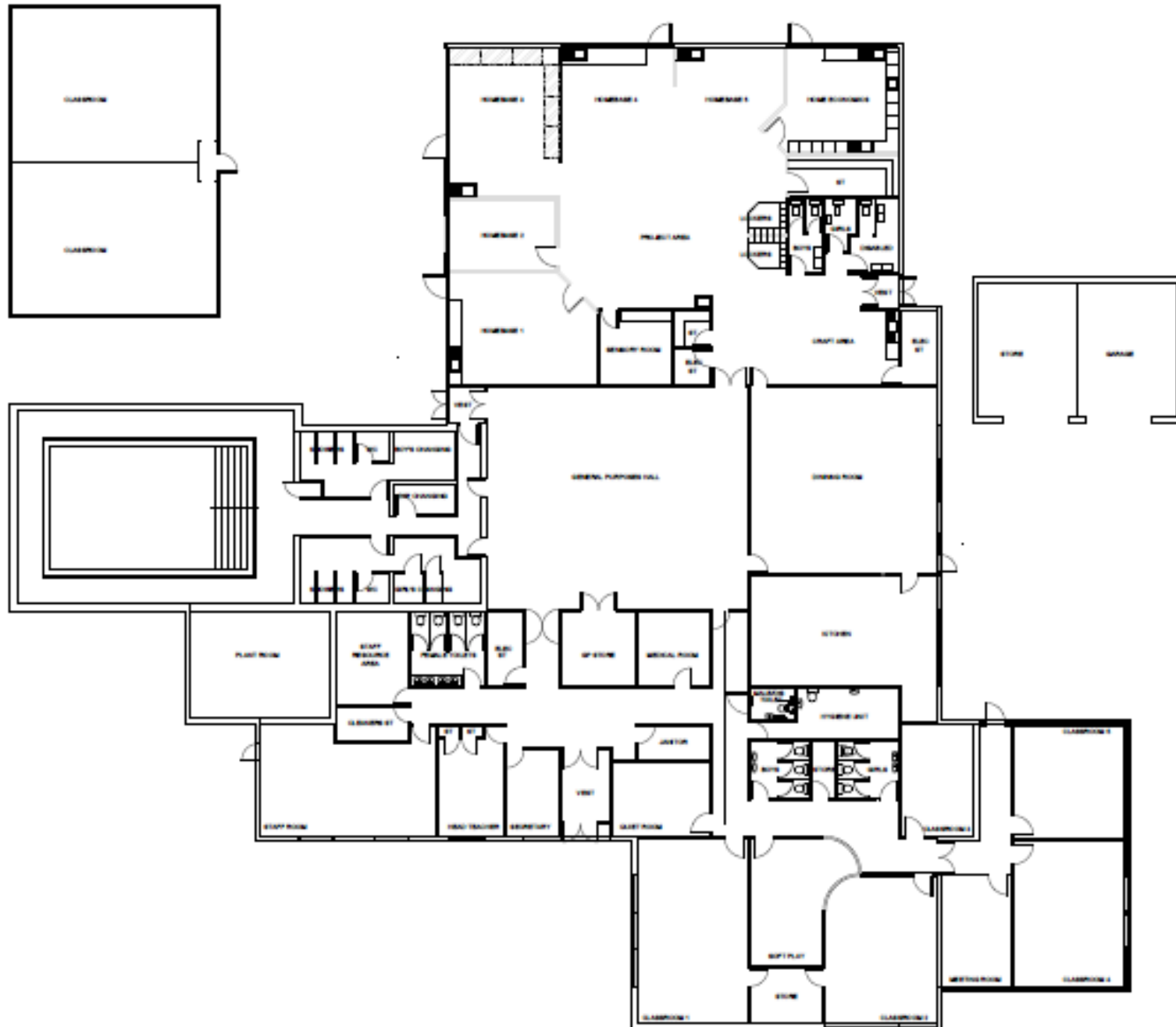
There is vehicular access from Fernielea Road which can be accessed from either Woodend Crescent to the north of the site and Kings Gate to the south.

In addition to the school there is also a large tarmac play ground along with extensive areas of grass area.



Floor Plan

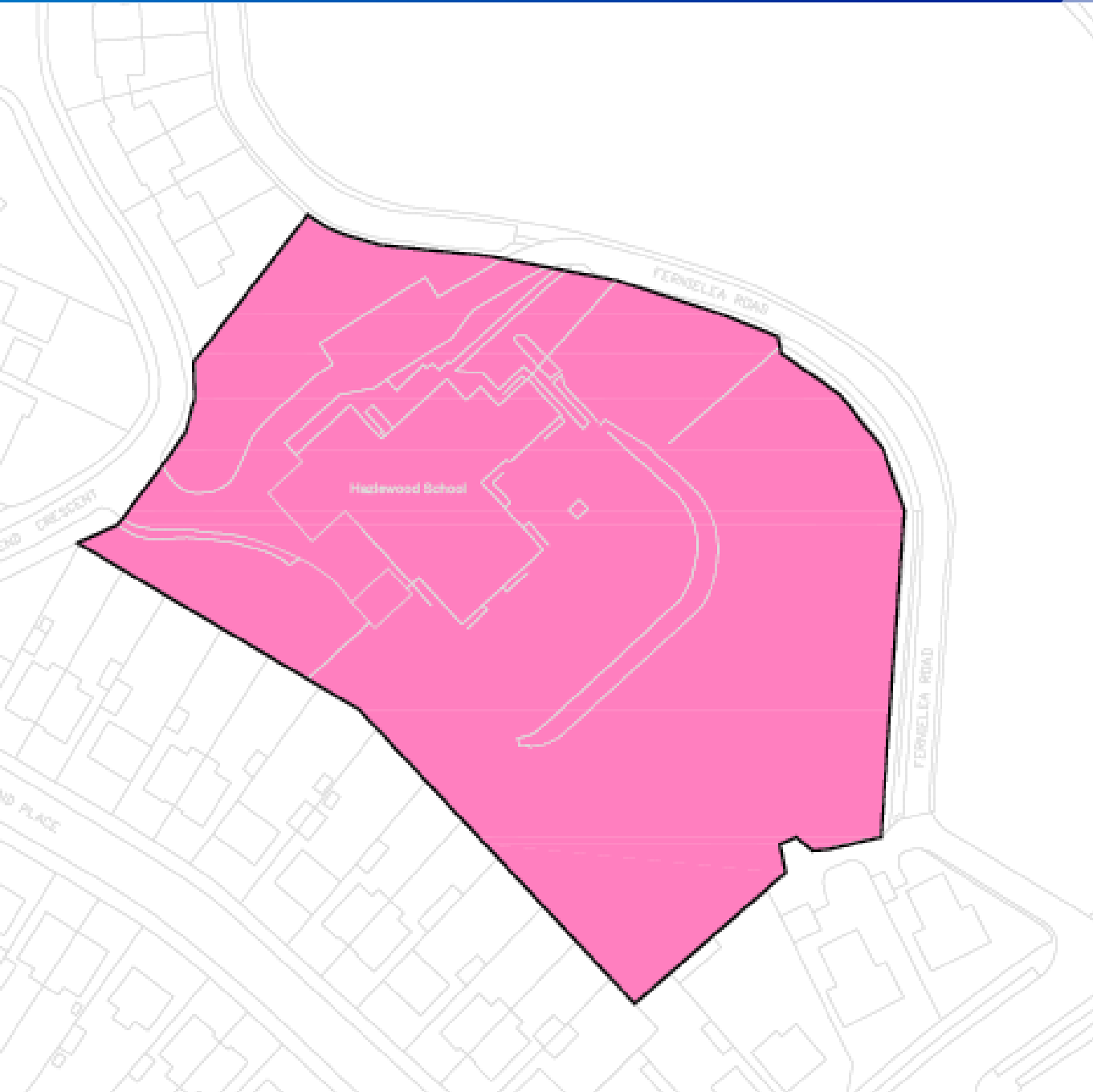
FORMER HAZLEWOOD SCHOOL, FERNIELEA ROAD, ABERDEEN, AB15 6GU





Description

FORMER HAZLEWOOD SCHOOL, FERNIELEA ROAD, ABERDEEN, AB15 6GU



Planning

As the premises have been previously utilised as a school and assumed to have Class 10 Non residential intentions consent contained within the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended). Other uses within the consent include Crèches, day nurseries, day centres, schools and colleges, art galleries, museums, exhibition halls, public libraries and places for social activities of a religious body.

The subjects are also considered suitable for redevelopment to include residential. Interested parties should satisfy themselves in respect of planning and their proposed use

Site Area

The site extends to 1.5 hectares (3.7 acres) or thereby.

The above area has been calculated using online mapping software



Accommodation

The premises extend to approximately 1,280.94 sqm (13,788 SQFT)

The above mentioned floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Price

Offers are invited.

Closing Date

A closing date for the property will be set in due course.

Interested parties should formally note their interest by sending an email to the selling agent in order to be informed of any forthcoming closing date and the procedure for making an offer.

Our client's preference would be for a sale of the site not suspensive on planning/change of use however offers of that nature will be considered.

Rateable Value

The subjects are entered into the Valuation Roll as a school with a Rateable Value as of 1st April 2023 of £38,000.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available.

Energy Performance Certificate

The subjects currently have an EPC rating of "F"

Further information and a recommendations report are available to seriously interested parties upon request

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Entry

Immediate entry is available.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Mark McQueen

Mark.mcqueen@shepherd.co.uk



James Morrison

James.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk