

DEVELOPMENT SITE FOR SALE



# FROGHALL TERRACE

ABERDEEN | AB24 3JP



# INVESTMENT SUMMARY

- Development Opportunity
- Site Area: 1.67 Ha (4.14 acres)
- Cleared level site with two accesses
- The University of Aberdeen less than 0.5 miles (0.8 km)
- Aberdeen City Centre approximately 1 mile (1.6 km)
- Potential development site for residential, student accommodation, care home and other uses.





# LOCATION

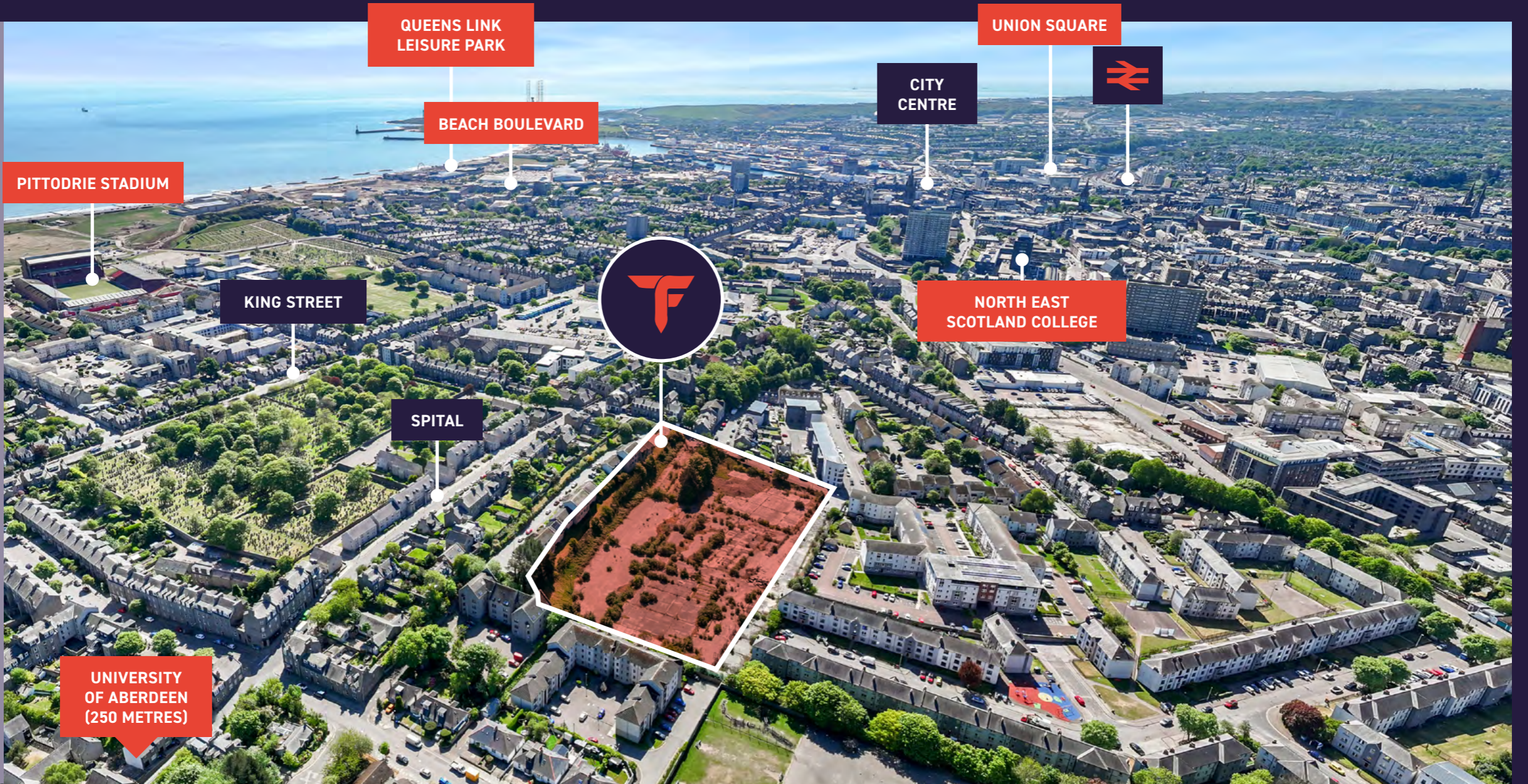
Aberdeen is Scotland's third largest city with a population of approximately 220,000 and a regional catchment population of over 500,000. Its status as the Energy Capital of Europe has been established for over 50 years and this is set to continue with a new wave of investment into all types of renewable energy utilising its skilled workforce and onshore/offshore infrastructure.

Aberdeen will become the official headquarters of Great British Energy, the new government owned energy company. GB Energy will complement the existing energy industries' efforts to achieving Net Zero whilst aiming to strengthen the nation's energy security.

Froghall Terrace is approx. 1 mile away from Union Street the main thoroughfare for the city, which plays a major role in the cultural, commercial, economic, and social scenes of the city centre with wide ranging access to amenities and public transport. The main railway and bus stations which are linked by the city's prime retail and

leisure shopping destination, Union Square. The shopping centre, incorporating 700,000 sq ft of shops, restaurants, and a cinema is the second largest in Scotland, having been sold to Lone Star last year for over £110m.

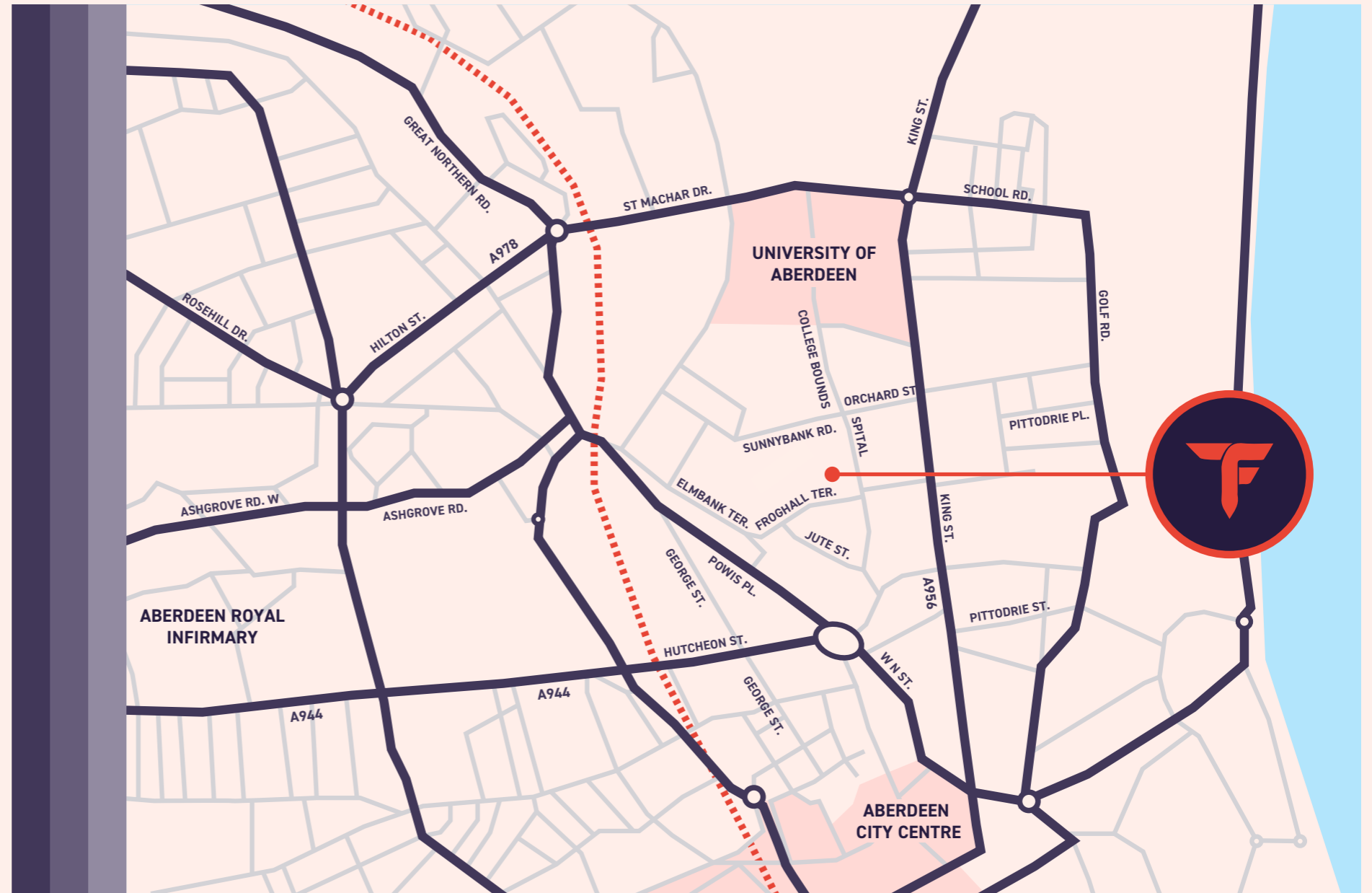
There have been several high-profile transformative projects in the city centre as part of a wider investment into the city in recent years. The £35m redevelopment of Aberdeen Art Gallery saw it named Scotland's Best Building. Provost Skene's House was brought back to life in a £4m project to turn it into a museum to famous Aberdonians. £9m was invested in making the Music Hall a modern event space while the Union Terrace Gardens have undergone a £28m restoration to encompass new leisure facilities and landscaping. The transformation is continuing with current work well underway on the new £50m market redevelopment named "Flint". The new market aims to provide a vibrant, flexible, lively destination space in the heart of the centre of Aberdeen with new street frontages and improved pedestrian links to the wider city.



# SITUATION

The site is centrally located on the North side of Froghall Terrace, approximately 1 mile (1.6 km) North of Aberdeen City Centre. The University of Aberdeen is less than 0.5 miles (0.8 km). Froghall Terrace sits between King Street (A956) to the East and Powis Place (A96) to the West.

The surrounding area is predominantly residential, comprising a mix of private flatted developments and student accommodation.



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# DESCRIPTION

Froghall Terrace comprises a large rectangular site bounded on all elevations by secure fencing/walls. There are two points of access to the South of the site from Froghall Terrace. Access is controlled by double metal swing gates. The site is generally level and is predominantly concrete surfaced with an element of hardstanding.

It is understood that services are located nearby. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services.

**SITE AREA**

**1.67 HA  
(4.14 ACRES)**





# ABERDEEN STUDENT MARKET

Aberdeen is home to two Universities, The University of Aberdeen and Robert Gordon University (RGU) which is ranked 15th and joint 23rd in the Times and Sunday Times Good University Guide. Along with the North East Scotland College (NESCol) these institutions contribute to a student population of over 53,000 in Aberdeen of which 37,000 are on full time courses attending either Aberdeen or RGU. This substantial number reflects the city's status as a major educational hub in Scotland, with students comprising approximately 11.5% of the city's population, a figure notably higher than the national average of 7%.

There are currently 8,500 PBSA beds within the city centre, of which 3,350 are University controlled accommodation. The last scheme to be delivered in Aberdeen was in 2019. Whilst the student population has continued to rise over this time, there remains an opportunity to deliver good quality beds. In addition, much of the PBSA stock is ageing and unlikely to meet many investors ESG requirements.

We estimate that there is a market of 17,500 students who are actively seeking PBSA accommodation.

# ABERDEEN RESIDENTIAL MARKET

The Aberdeen residential market has seen an increase in activity with the Aberdeen Housing Report First Quarter 2025 showing that the number of transactions and listings, compared like for like, on a year-on-year basis, has increased, by an (overall) magnitude of 16.7%. The annualised house price change over 5 years in Aberdeen is 0.7%.





# PLANNING

The site at Froghall Terrace is currently allocated as a development opportunity in the Aberdeen City Local Development Plan (ref: OPP116). It is considered suitable for residential, student accommodation, or care home use. Some form of mix of these uses may also be considered acceptable subject to the specifics of the layout and consideration of potential conflicts between these.

Discussions have been undertaken with Aberdeen City Council, with feedback sought initially on a residential use at the site, and a purpose-built student accommodation proposal. Comments were

also invited on the potential to mix these uses. The principle of these uses has been confirmed as acceptable, and the Council also provided some commentary stating that care home use was acceptable in principle. The Council has confirmed they may accept lower parking provision at the site due to its highly accessible nature and proximity to Aberdeen City Centre and local services. This should be balanced with the type of use proposed at the site, and other on-site requirements such as open space and affordable housing provision (as relevant).

A full copy of the Council's pre-application advice feedback can be accessed via our dataroom. This includes commentary on the planning policies applicable, the potential constraints of the site, and the type and level of supporting information that would require to accompany a planning application. Interested parties should satisfy themselves of the appropriateness and suitability of their own specific proposals for the site.



## BUSINESS RATES

The subjects have a Rateable Value of £34,500. The Uniform Business Rate for the year 2025/2026 is 49.8p in the £.

## INFORMATION PACK

A pack of information is available from Graham + Sibbald which includes Title and Aberdeen City Council's Pre-App advice.

## V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

## ENTRY

Immediate, upon completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

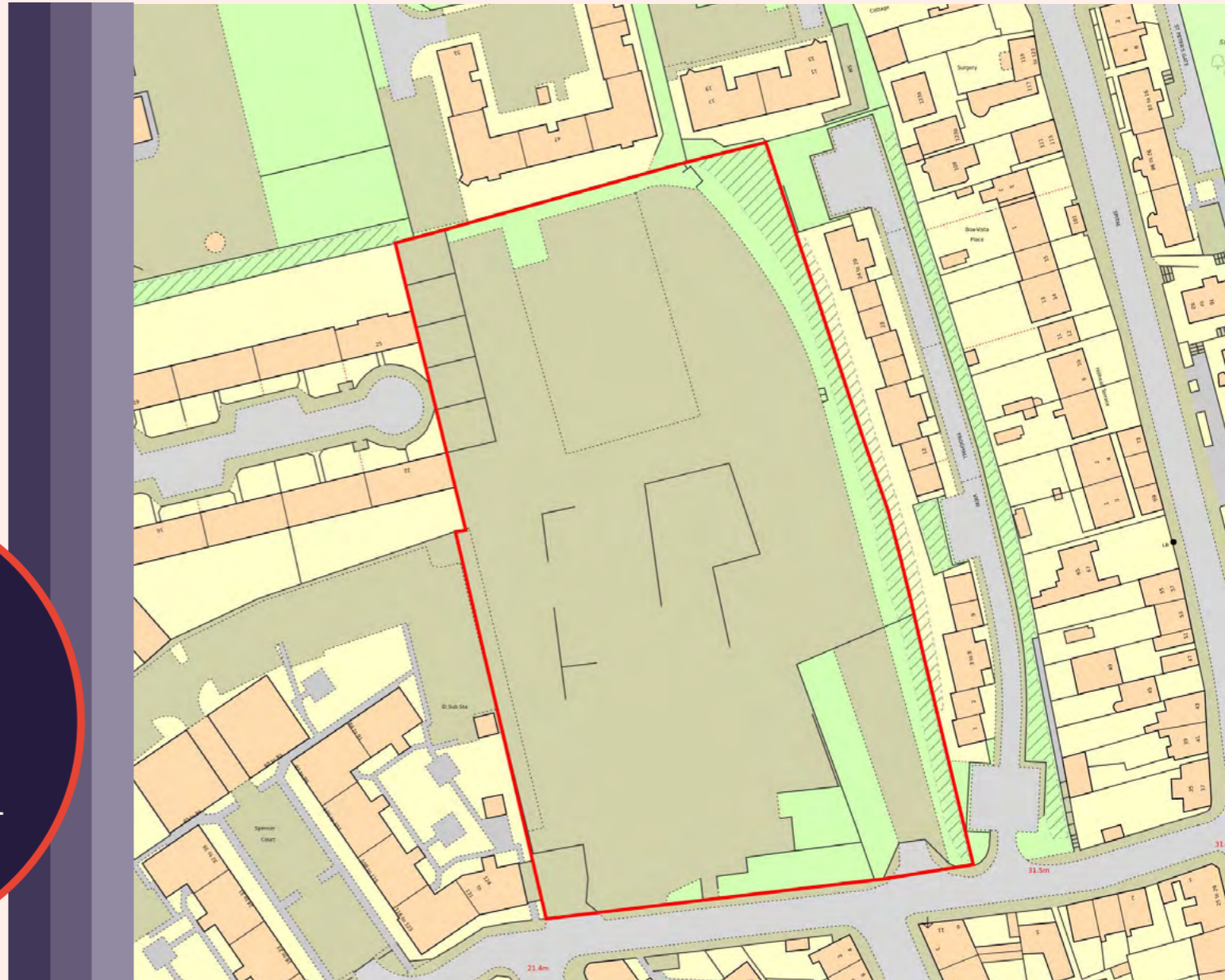
## ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding.

Applicable documentation will therefore be required on agreement of heads of terms.

# PRICE

OFFERS ARE INVITED FOR  
OUR CLIENTS HERITABLE  
(SCOTTISH EQUIVALENT OF  
ENGLISH FREEHOLD) INTEREST  
OF THE WHOLE SITE.





BERRYDEN  
RETAIL PARK

UNIVERSITY  
OF ABERDEEN

ABERDEEN  
SPORTS VILLAGE

KINGS LINKS  
GOLF COURSE

PITODRIE  
STADIUM

FIVES  
FOOTBALL

## VIEWINGS & OFFERS

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.

**CHRIS ION**  
chris.ion@g-s.co.uk  
07717 425 298

**PETER FLEMING**  
peter.fleming@g-s.co.uk  
07968 566 670



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