

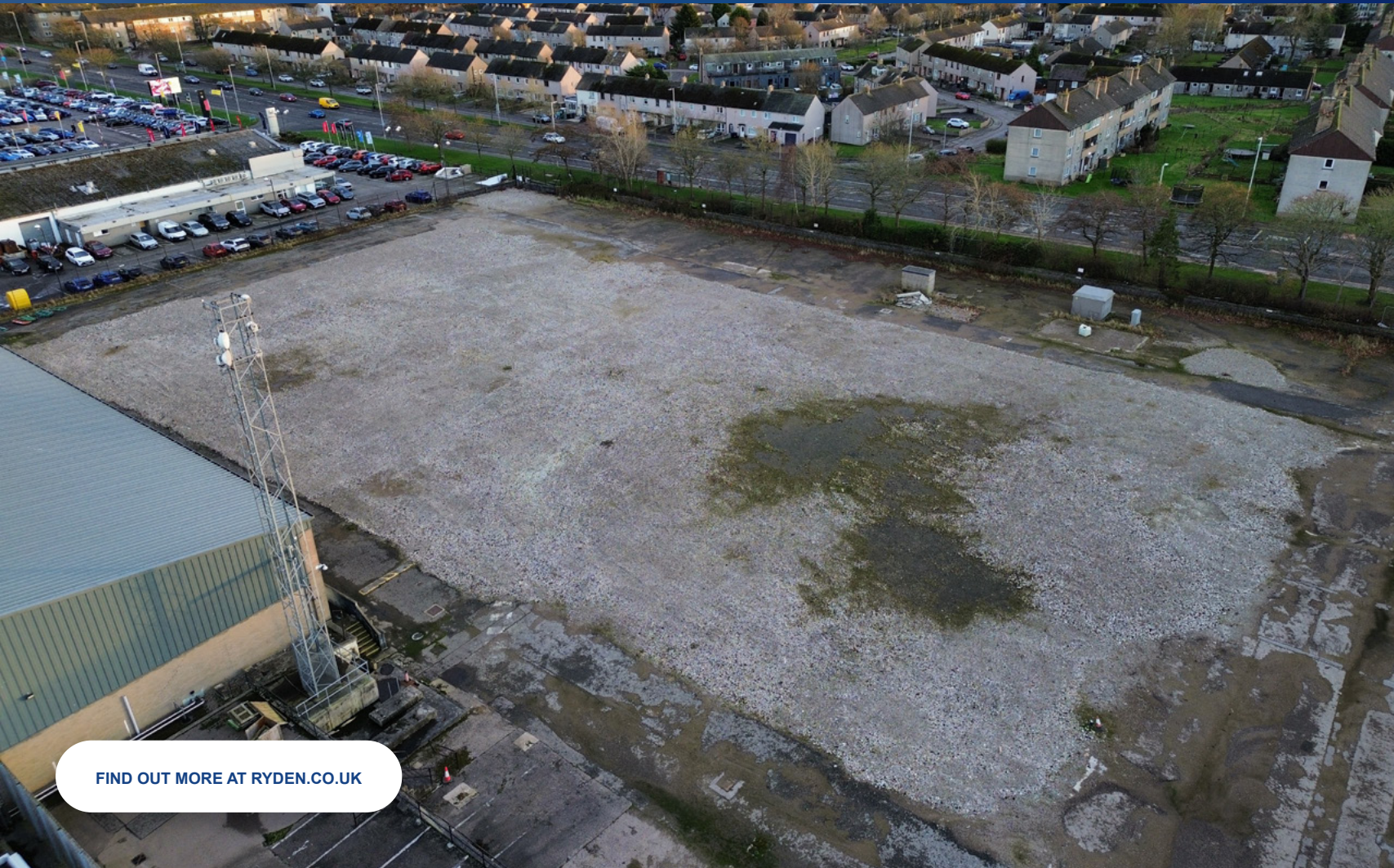
# Ryden



## FOR SALE

PRIME DEVELOPMENT  
OPPORTUNITY

2.17 ACRE DEVELOPMENT SITE  
FRONTING LANG STRACHT



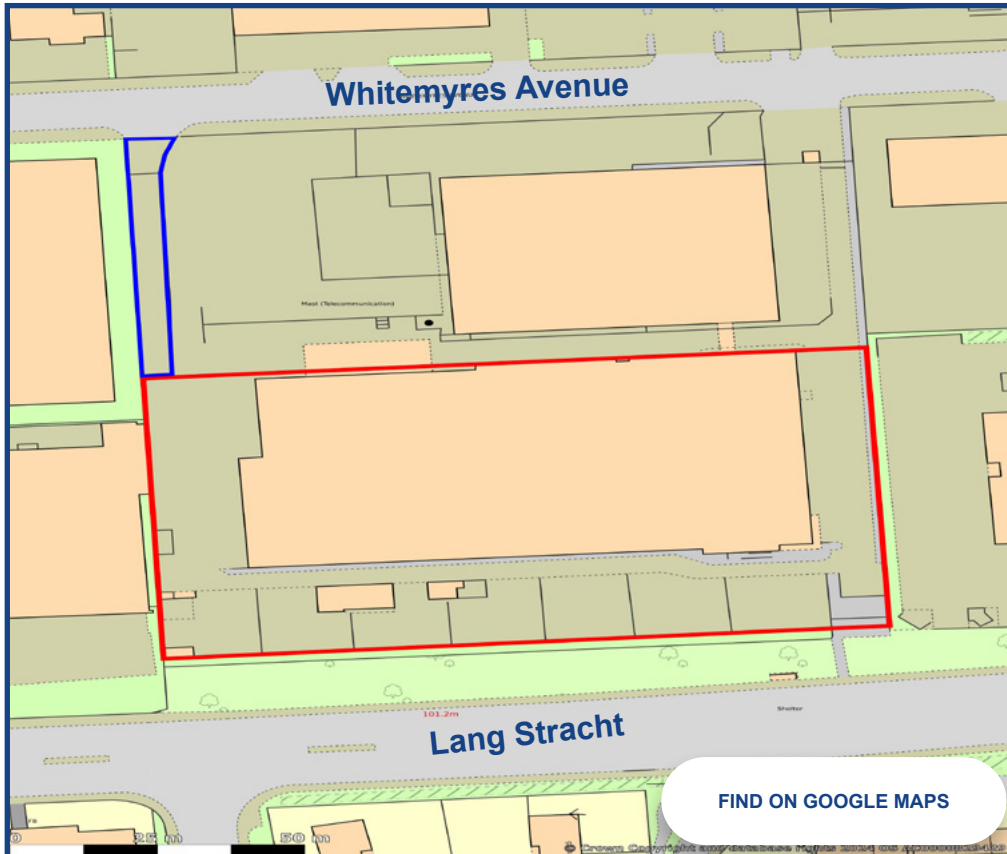
16 LANG STRACHT  
ABERDEEN  
AB15 6TU

PROMINENTLY LOCATED  
IN A CENTRAL POSITION  
WITHIN ESTABLISHED  
COMMERCIAL ESTATE

FULLY CLEARED SITE  
READY FOR DEVELOPMENT,  
SUBJECT TO PLANNING

AVAILABLE FOR  
IMMEDIATE OCCUPATION

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**THE SITE IS  
POSITIONED  
WITHIN A WELL  
ESTABLISHED  
COMMERCIAL  
ESTATE IN A  
CENTRAL POSITION  
ALONG LANG  
STRACHT**



## LOCATION & DESCRIPTION

The subject is a very prominent development site which is located in a central position along Lang Stracht, approximately 2.5 miles north west of Aberdeen City Centre. Aberdeen International Airport is located 5.5 miles north west and train and bus stations are located approximately 3 miles south east.

The site is positioned within a well-established commercial estate which is home to a range of industrial occupiers, as well as national supermarket chains, car showrooms, delivery and trade counter companies. In addition, the surrounding area is heavily developed with private and social housing.

The former building has been demolished and the site is fully cleared. The surfacing is largely composed of sandy gravel and compacted hardcore.

Vehicular access to the site is currently taken from Whitemyres Avenue to the north of the site.

The location of the site is shown on the OS Map to the left-hand side.

The red boundary delineates the subject and the blue boundary delineates the existing access.

## ACCOMMODATION

We understand the site extends to 2.17 acres (0.88 hectares) or thereby.

## RATING

The subject site is currently entered into the Valuation Roll with a Rateable Value of £20,000.

## SERVICES

We understand mains supplies of electricity, water and gas are all connected to the site.

## PLANNING

It is our understanding that the site is entered in the Aberdeen City Local Development plan which was adopted in 2023 within an area zoned for B1 - Business & Industry.

Interested parties should make their own investigations with regard to statutory consents and planning policies.

## PRICE

Offers are invited for the heritable interest of the site.

Consideration will also be given to any long-term ground lease proposal.

## OFFERS

Interested parties should formally note their interest in the first instance with the sole agent.

## ENTRY

The premises are available for immediate entry upon conclusion of legal formalities.

## VAT

VAT may be payable on the purchase price. For further information, contact the sole agent.

## LEGAL COSTS

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



# NEIGHBOURING OCCUPIERS



**FOR SALE**  
**PRIME DEVELOPMENT**  
**OPPORTUNITY**  
**2.17 ACRE**  
**DEVELOPMENT**  
**SITE PROMINENTLY**  
**LOCATED ON LANG**  
**STRACHT**



**16 LANG STRACHT**  
**ABERDEEN**  
**AB15 6TU**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

**Daniel Stalker**

**T** 07887 751 090

**E** [daniel.stalker@ryden.co.uk](mailto:daniel.stalker@ryden.co.uk)

**Arron Finnie**

**T** 07880 716 900

**E** [arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

**Ryden**

The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA  
01224 588 866

[ryden.co.uk](http://ryden.co.uk)

# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **December 2024**

