



**FOR SALE**

**Major Development Opportunity**

Site extends to 2.25 hectares (5.56 acres) or thereby

OP5 within the 2023 Aberdeen City Local Development Plan

171 residential units allocated within the LDP

Prominent corner location

**Price : Offers Invited**



WHAT 3 WORDS

**FORMER BALGOWNIE CENTRE, ELLON ROAD, BRIDGE OF DON, ABERDEEN, AB23 8HB**

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# Location

FORMER BALGOWNIE CENTRE, ELLON ROAD,  
BRIDGE OF DON, ABERDEEN, AB23 8HB



The site is situated within Aberdeen, Scotland's third largest City with a population in excess of 220,000 people within the popular Bridge of Don area situated approximately 4 mile to the north of Aberdeen City Centre.

Bridge of Don comprises a major commuter suburb of Aberdeen and has expanded rapidly over the previous 25 years.

Within the immediate area the properties are mixed in nature featuring a large area of private housing together with a number of commercial occupiers.

The site is also located close to Ellon Road which is one of the main thoroughfares leading to and from the City from the north and therefore the site provides excellent access to the main inner ring road network.



Major Development Opportunity  
within Bridge of Don



FIND ON GOOGLE MAPS



# Description

FORMER BALGOWNIE CENTRE, ELLON ROAD,  
BRIDGE OF DON, ABERDEEN, AB23 8HB



The subjects comprise a development site extending to approximately 2.25 hectares (5.56 acres). The site was previously home to the Balgownie centre, which was demolished some years ago.

## Planning

The site is allocated within the 2023 Local Development Plan as OP5 with an allocation of 171 residential units.

Interested parties should make their own enquiries with the Local Planning Authority in order to establish the suitability of their proposed use.

A Planning Brief for the site is available and can be found by on Aberdeen City Council's website or by following the link below:

[Aberdeen Planning Guidance – Balgownie Centre](#)





## Proposals

Our clients are seeking to dispose of their freehold interest in the subject site.

It is essential that any interested parties wishing to be advised of future closing dates, formally note their interest with the selling agents.

## Rateable Value

The premises are currently entered in the Valuation Roll at a Rateable Value of £48,250.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

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

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE August 2025

## Get in Touch

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



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## 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.

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