



**DEVELOPMENT
LAND**

Wellheads Place

Dyce, Aberdeen AB21 7GD

**Sale, Lease or
Bespoke Design
and Build
Opportunities**

From 2 Acres - 4.03 Acres
(0.81 Ha - 1.63 Ha Approx.)

Clowes 
DEVELOPMENTS

www.clowes.co.uk

Location

The site is located on Wellheads Drive in Dyce and lies immediately adjacent to the East of Aberdeen International Airport in the established Wellheads Industrial Estate and is in a location characterised by industrial, office and airport related uses.

The site is within ½ a mile of the Airport link to the AWPR and therefore provides easy access to the trunk road network. The site is also well placed to benefit from the amenity provided adjacent to Aberdeen International Airport, with hotels, family dining and TECA (The Event Complex Aberdeen) in proximity.



Wellheads Place

Dyce, Aberdeen AB21 7GD

Travel Distances

Dyce Train Station.....	3 mins
Aberdeen International Airport.....	4 mins
City Bypass.....	5 mins
Aberdeen Harbour.....	19 mins
Dundee.....	1hr 23 mins

Wellheads Place

Dyce, Aberdeen AB21 7GD

Aberdeen International Airport

Aberdeen International Airport Park and Bus

Clark Commercials

TAC Healthcare Group

Scientific Drilling

WELLHEADS PLACE

Calor

AMT Intercargo

WELLHEADS CRESCENT

Dril-Quip

RWG

RWG

Wellhead Electrical Supplies

Vector Supplies

LV Shipping & Transport

JCB

Front Row Energy Technology Group

DB Shenker

City Electrical Factors

Hallmark Hotels

Babcock

Veripos

Viking Life-Saving Equipment

BMI

SGS

Babcock

BP

STONEWOOD ROAD

WELLHEADS DRIVE

Wellheads Place

Dyce, Aberdeen AB21 7GD

Description

The subjects comprise a large rectangular site with existing accesses from Wellheads Place.

The site has now been cleared of all former buildings and is level, providing an opportunity for immediate development, with a range of uses envisaged. The site extends to 4.03 Acres (1.63 Hectares) approximately.

Opportunity

The site is available in part from 2 acres or as a whole, with various options available including:

- Sale of the land based on our client's outright ownership interest in the heritable title
- Leasehold opportunities
- Design and Build opportunities on a freehold and leasehold basis

Planning

The site is contained in an area designated B1 Business and Industrial Land in the Aberdeen Local Development Plan 2017, appealing to both industrial and office uses.

Other uses shall be considered on their own merits. Interested parties are encouraged to make their own enquiries with Aberdeen City Council Planning Department.

Services

Services were disconnected for demolition purposes, but should be readily available in the vicinity. Interested parties are advised to make their own enquiries to the Statutory Authorities.

Entry

Immediate, upon conclusion of legal formalities.

VAT

VAT will be payable in addition to the purchase price at the prevailing rate.

Legal Costs

Each party will bear their own legal costs in the documentation of the transaction. The purchaser will be responsible for the payment of LBTT and Registration dues in the normal manner.

Anti Money Laundering Regulations

The joint agents are required under current Anti Money Laundering Regulations to undertake Due Diligence on the Purchaser and will seek company / personal identification information at the appropriate time.

About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs.

Clowes Developments was founded over 50 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

Further Information

Viewing is by arrangement with the joint selling agents only.

 **GRAHAM SIBBALD**
01224 625 024
g-s.co.uk

Chris Ion

E. Chris.ion@g-s.co.uk
T. 07717 425298

Emma Gilbert

E. Emma.gilbert@g-s.co.uk
T. 07717 441280

 **FG Burnett**
Tel: 01224 572661
www.fgburnett.co.uk

Jonathan Nesbitt

E. jonathan.nesbitt@fgburnett.co.uk
T. 01224 597531

Graeme Nisbet

E. graeme.nisbet@fgburnett.co.uk
T. 01224 597532

Misrepresentation. While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. February 2022.

