

Development Land Opportunity Ballater, Aberdeenshire

Cairngorms National Park



- 22.5 acres (9.1ha)
- Allocated in the Cairngorms National Park Local Plan
- Area of Outstanding Natural Beauty
- 0.5 miles from Ballater town centre

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The Opportunity

On behalf of the Trustees of Invercauld Estate, Savills are delighted to offer an exceptional development land opportunity in Ballater, Aberdeenshire.

Having secured an allocation in the draft Local Development Plan, the Trustees are seeking a strategic land partner to secure planning consent leading to the eventual disposal of the site.

The Location

Ballater is a picturesque Victorian village located 43 miles (69 km) west of Aberdeen and 8 miles (13 km) from Balmoral Castle. Set amidst some of the finest scenery in Scotland and classified as an Area of Outstanding Natural Beauty, Ballater is rich in history and renowned for its connections to the Royal Family.

With a resident population of 1,460 (Scottish Consensus Data 2011) Ballater is the largest settlement in the Aberdeenshire part of the National Park, playing a strategic role in this part of Upper Deeside.

Local attractions include Balmoral Castle, Royal Lochnagar Distillery and the Ballater 18 hole golf course. In addition there is a wide variety of visitor activities in the Cairngorms National Park such as the Glenshee Ski Resort some 25 miles away.

The Site

The site extends to a total of approximately 22 acres and lies to the north east of Ballater approximately 0.5 miles from the town centre. The site is predominantly level and currently used for agricultural purposes.

Scotia Homes previously held an Option over the site on an agreement expiring on 24th November 2012.

Access to the site can be taken to the north and discussions are being held with the Council over an additional access to the south

The Prince's Foundation

In 2006, The Prince's Foundation undertook a community consultation event, known as an Enquiry by Design, to look at the issues facing the community in Ballater and how a residential led development of the site could become a catalyst for other development and community initiatives.

This event was followed up in September 2009 by a further Design Workshop held by the Prince's Foundation which looked at specific initiatives and design concepts that could be brought forward.

Further to the work carried out by the Prince's Foundation, Ballater One Voice Our Future (BOVOF), an umbrella group representing a wide range of local interests and key stake holders, published an Action Plan for Ballater. The Action Plan identified several local housing issues, including a shortage of a range and type of accommodation for people wishing to stay within the community, families expanding into larger properties or moving to smaller properties once children have left home. The BOVOF Report identified an additional 75 individuals with pressing housing needs that had not been picked up by previous reviews of housing need in the area.

The Prince's Foundation published a report on the Design Workshop in December 2009 setting out the options and design-led approach which could be taken forward to address these issues in tandem with accommodating the future expansion of the town.



Green shaded area: Land offered to the strategic land partner

Purple shaded area: Land in Invercauld's ownership and available for access, subject to agreement with the Council



Indicative masterplan produced during the Prince's Foundation Workshop in 2009

Planning

The site is allocated in the Cairngorms National Park Local Plan (2010) and has again been identified in the Cairngorms National Park Proposed Local Development Plan as site H1: Monaltrie Park with a capacity of around 50 units. The balance of Site H1 is also identified for housing development should future needs require.

The Local Development Plan is expected to be adopted in Q3 of 2014.

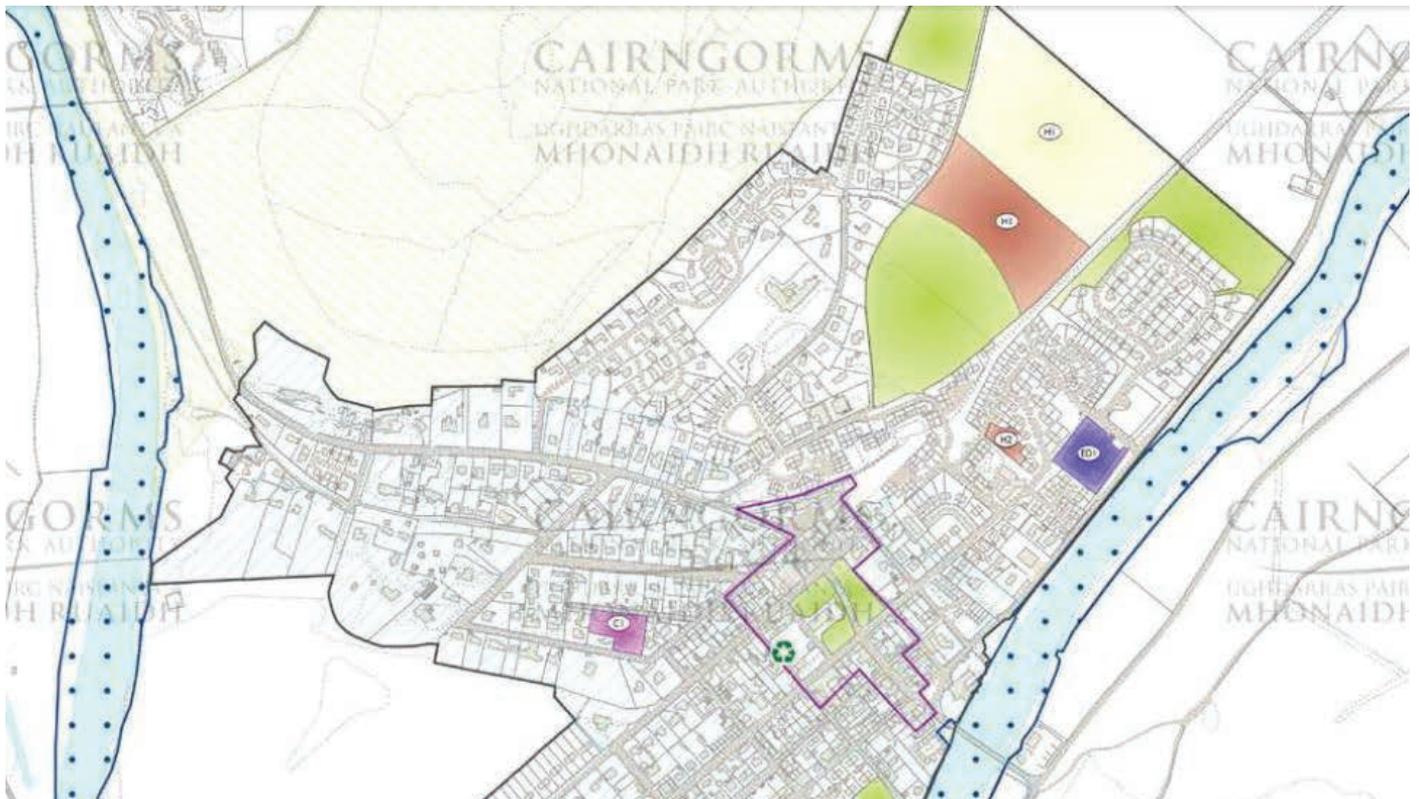
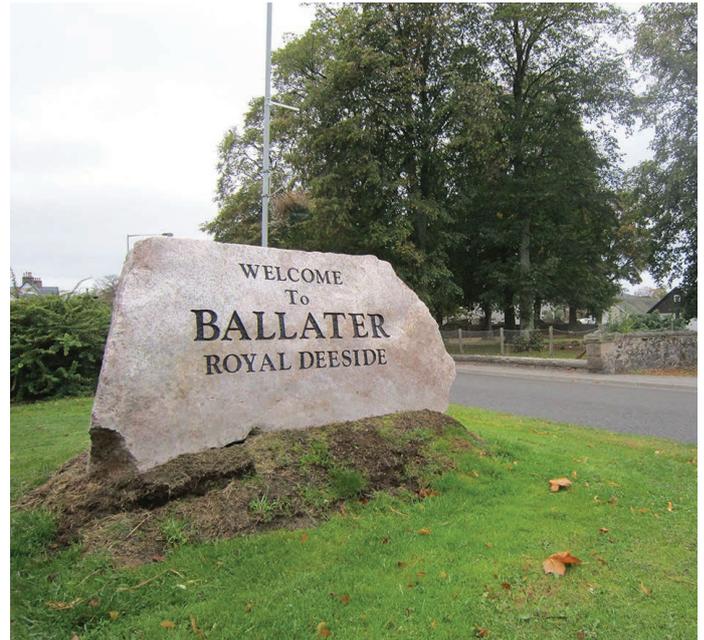
A masterplan founded on the work already undertaken by the Prince's Foundation requires:

- Details of all mixed use proposed for the site as a whole, including scope for the provision of services for residents, day visitors and tourists.
- Design details which reflect Ballater's special character. This should include an innovative approach to design and layout including access and movement within the site, with a variety of densities and designs and pockets of mixed uses.
- The method to ensure appropriate protection of the historic quality of the existing conservation area and Listed buildings, including the B listed Monaltrie House and their settings.
- The approach to incorporate and enhance Monaltrie Park as a core part of the new development, ensuring adequate space for the use for existing sports pitches and parking for events including the Ballater Games.
- The way in which the development will link to the existing paths network, and in particular the way the development links to the core of the village, the primary school and the Deeside Way.
- The sustainability measures to be incorporated.
- The provision made for habitat protection and enhancement.
- Landscaping and structure planting to ensure integration of the development with the existing landscape.

The Sales Process

Terms are invited for either an Option or Promotion Agreement from housebuilders or developers. Depending on the level of interest, a closing date may be set. Heads of Terms should include the following information:

- Period of agreement
- Initial deposit
- Discount to market value
- Anticipated timing for an application
- Track record





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