

Serviced Development Site / Industrial Yard

Blackness Road Altens, AB12 3LH

- Rare development opportunity
- Located within the Energy Transition Zone (ETZ)
- Close proximity to Aberdeen South Harbour
- Excellent connectivity to the AWPR and A90
- Sites available individually or combined

**SITES AVAILABLE FROM
0.184 HECTARES
(0.45 ACRES) TO
1.86 HECTARES
(4.59 ACRES)**



Property Details

LOCATION

Altens Industrial Estate is one of Aberdeen's principal industrial locations, situated approximately 3 miles south of the City Centre. The site benefits from, a direct frontage onto Blackness Road, with immediate access to Aberdeen South Harbour and the AWPR & A90 trunk road.

Google Maps: <https://maps.app.goo.gl/LaTxdWYDDmHgZih38>

DESCRIPTION

The site extends to approximately 1.86 hectares (4.59 acres) and benefits from a prominent frontage onto Blackness Road.

The land can be subdivided as follows:

Site	Area (Ha)	Area (Acres)
Site 1	0.807	1.99
Site 2	0.520	1.28
Site 3	0.351	0.87
Site 4	0.184	0.45

SITE PREPARATION

Subject to occupier requirements, the Vendor is willing to:

- Clear the site of debris
- Level where necessary
- Install metal palisade fencing and secure gates
- Works can be tailored to suit individual plot requirements.

ENERGY TRANSITION ZONE

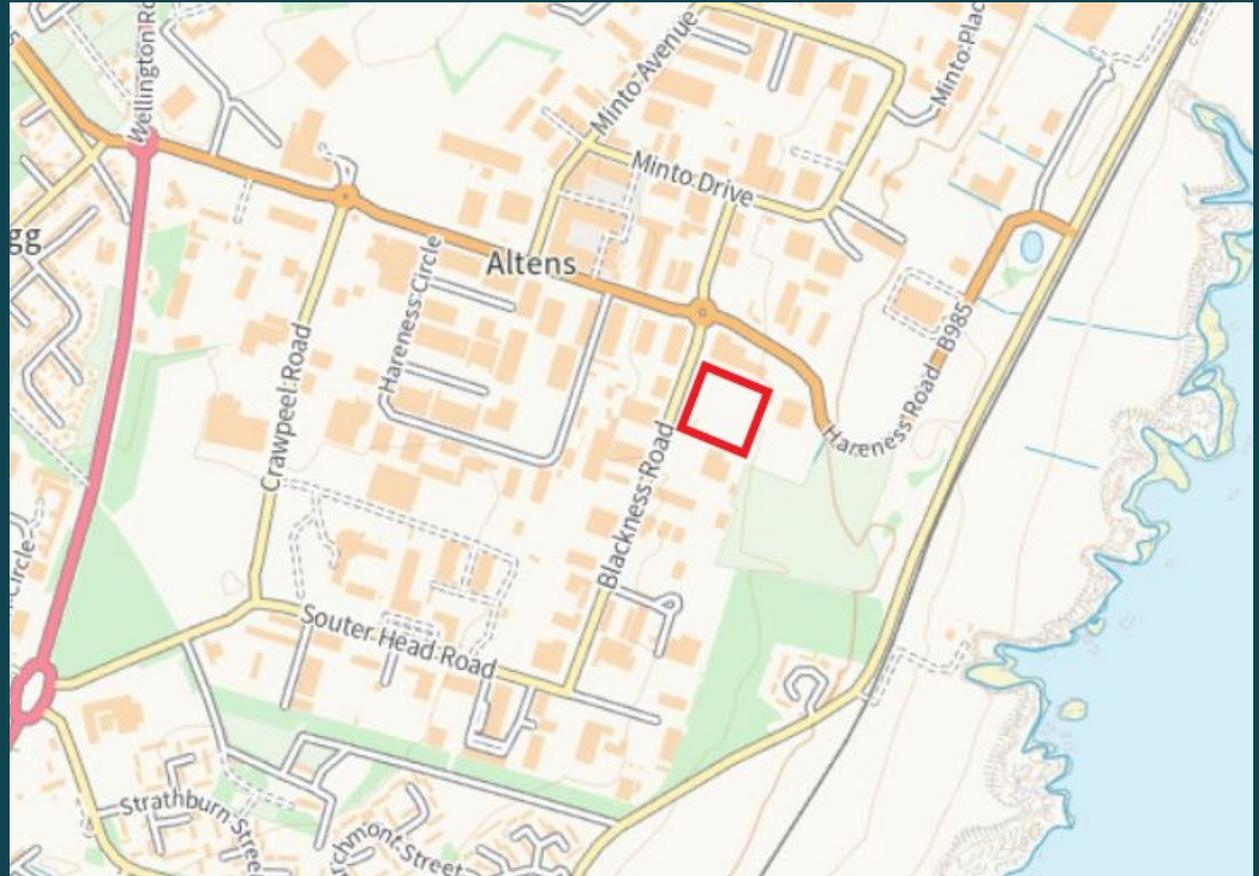
The property lies within the Energy Transition Zone Ltd masterplan area, extending to approximately 250 hectares across Altens, East Tullos and Aberdeen South Harbour.

The ETZ is a nationally significant energy infrastructure hub supporting offshore wind, hydrogen, carbon capture and wider energy transition investment.

Potential incentives may include (subject to eligibility and project alignment):

- Capital grant support towards site remediation and enabling works
- Infrastructure funding (utilities reinforcement, power capacity, drainage)
- Support for low-carbon and renewable energy projects
- Access to inward investment and innovation funding streams
- Strategic planning support aligned with ETZ masterplan objectives

Further information: www.etzLtd.com



PLANNING

Under the Aberdeen City Council Local Development Plan, the site is located within an area identified as suitable for Business and Industry (Policy B1).

Interested parties should make their own enquiries with the local planning authority regarding their proposed use.

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer. Interested parties should satisfy themselves regarding capacity and connection.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll under one listing with a ratable value of: £39,000, effective from 01 April 2026.

The Basic poundage for the year 2026/2028 is £0.48p in the £.

Estimates rates payable: £18,720 per annum.

All interested parties should make their own enquiries with the local authority.

AVAILABILITY

A tenant currently occupies the site under a rolling monthly licence. The property can be made available with vacant possession, subject to notice.

Alternatively, the site may be acquired with the existing occupier in situ.

Further details are available on request.

PRICE

Price on application.

TENURE

Heritable (Scottish equivalent of English Freehold).

Property Details

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Christopher.Paul@dmhall.co.uk

Melissa.Morrice@dmhall.co.uk

DM Hall Commercial Department

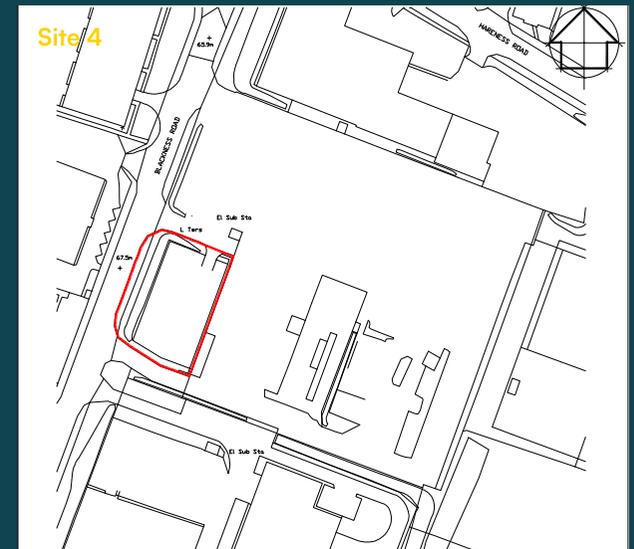
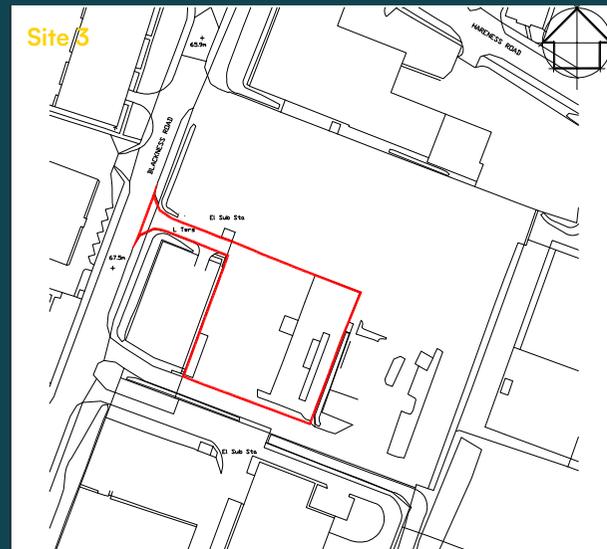
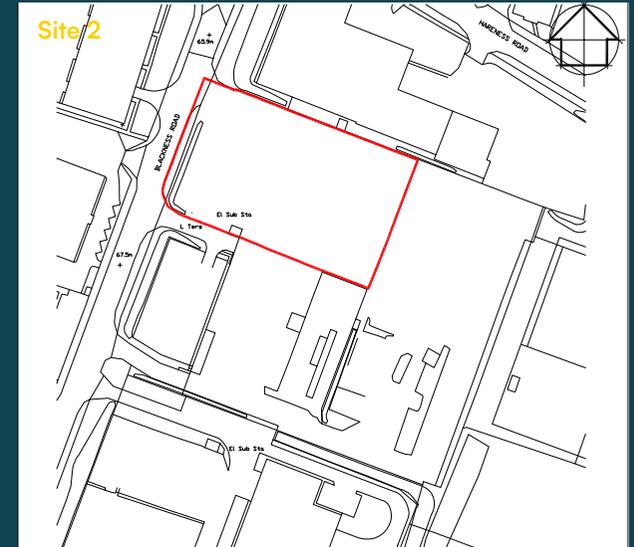
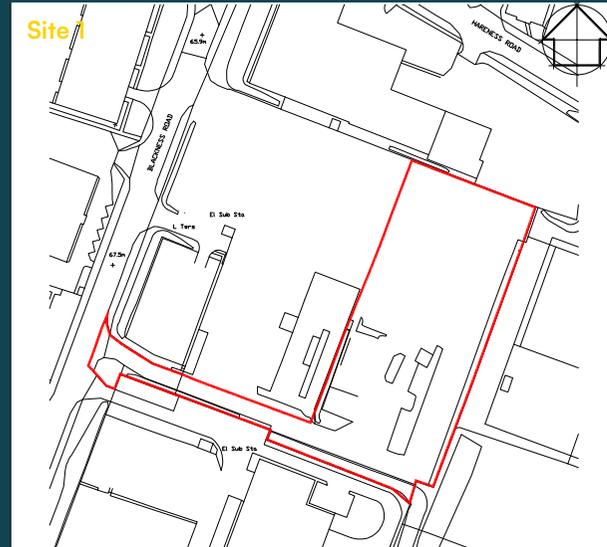
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DM HALL



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RICS



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