



Colliers

**FOR SALE**

Stoneywood Mill  
Stoneywood Terrace  
Aberdeen  
AB21 9AB

**Former Paper Mill  
/Development Opportunity**

Extending to 764,643 sq ft  
(71,038 sq m) on a site of 75  
acres (30.42 ha.)

## LOCATION

Aberdeen is located in the north east coast of Scotland, approximately 126 miles north of Edinburgh and 145 miles north east of Glasgow with a population of 184,800. Aberdeen has the benefit of a good road network with the A90 which runs south to Dundee and connects into the M90 motorway at Perth. The city is also served by the A93 and A96 which leads north west to Inverness. Aberdeen is served by a main line railway station and Aberdeen Airport is situated 2.1 miles to the north west. The subject property is situated in the Stonewood area of Aberdeen, approximately four miles north west of the city centre. Stonewood is adjacent to Dyce approximately one mile to the north west of the subject. Dyce is the location of Aberdeen's International Airport, and as such is a hub for industrial and logistics. In the direct vicinity of the subject property, land use is predominantly residential to the west and agricultural to the east.

## DESCRIPTION

Salient points as follows:

- The property comprises a historic paper mill that was originally opened in 1770.
- It has been extended over the 19th and 20th century to provide a mix of more modern steel portal frame buildings working in conjunction with the traditional buildings.
- The site extends to approximately 75.16 acres (30.42 hectares). The buildings extend to an aggregate Gross Internal Area is 764,643 sq ft (71,038 sq m).
- The eastmost boundary of the site comprises the River Don and there is a lade, which runs through the lower part of the site. It is understood the site has fishing rights on the River Don.
- The site also includes the Mill Pond to the north of the site and settling ponds to the north and south ends of the site.

## RATEABLE VALUE

According to the Scottish Assessors website, the property has a current Rateable Value of £1,150,000.

## EPC

Ratings on the building on site range from C-G. A copy of the EPC certificates can be provided upon request.

## PLANNING

The site is identified within the adopted Aberdeen Local Development Plan 2023 for Business & Industry (B1), namely Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution).

## PRICE

Offers are invited for our client's heritable interest in the property.

## VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

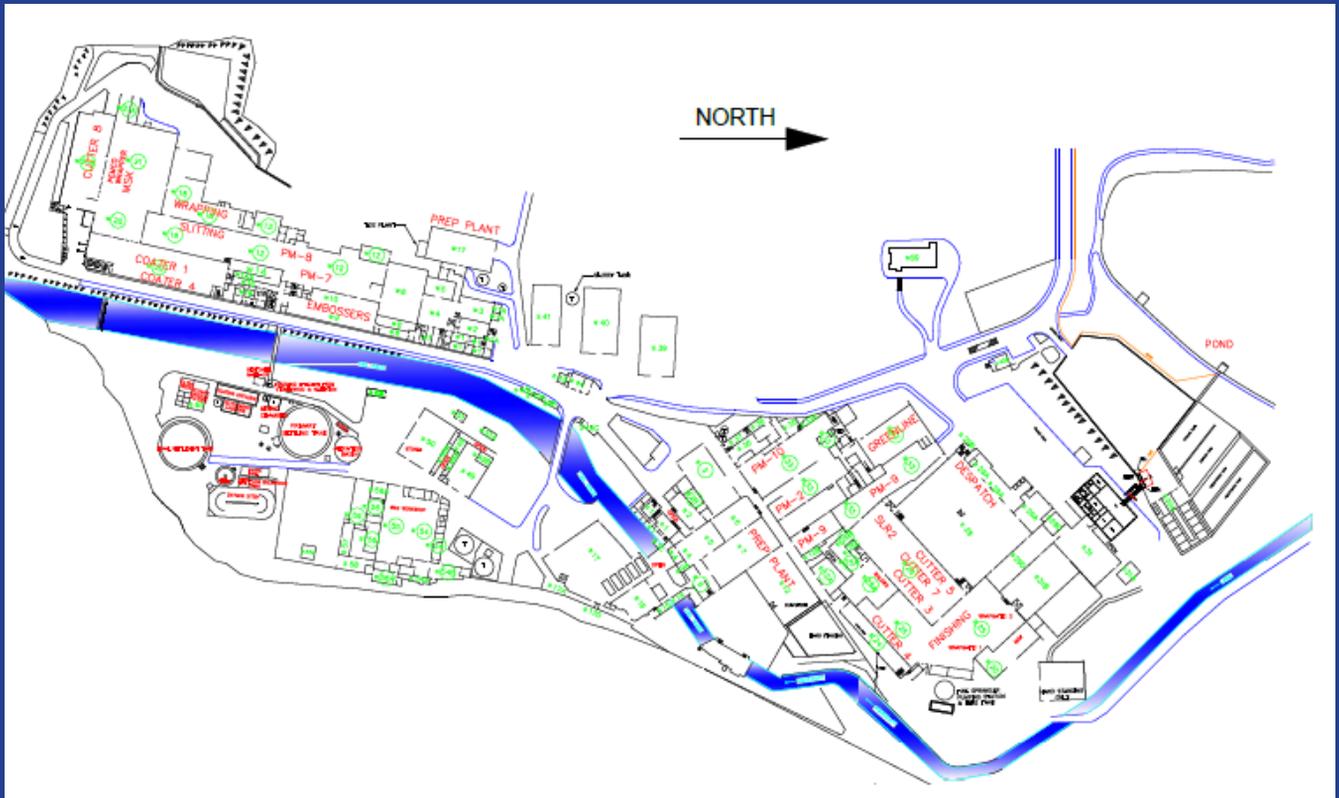
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt any purchaser will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

## FURTHER INFORMATION

Access to a data room can be provided to interest parties.





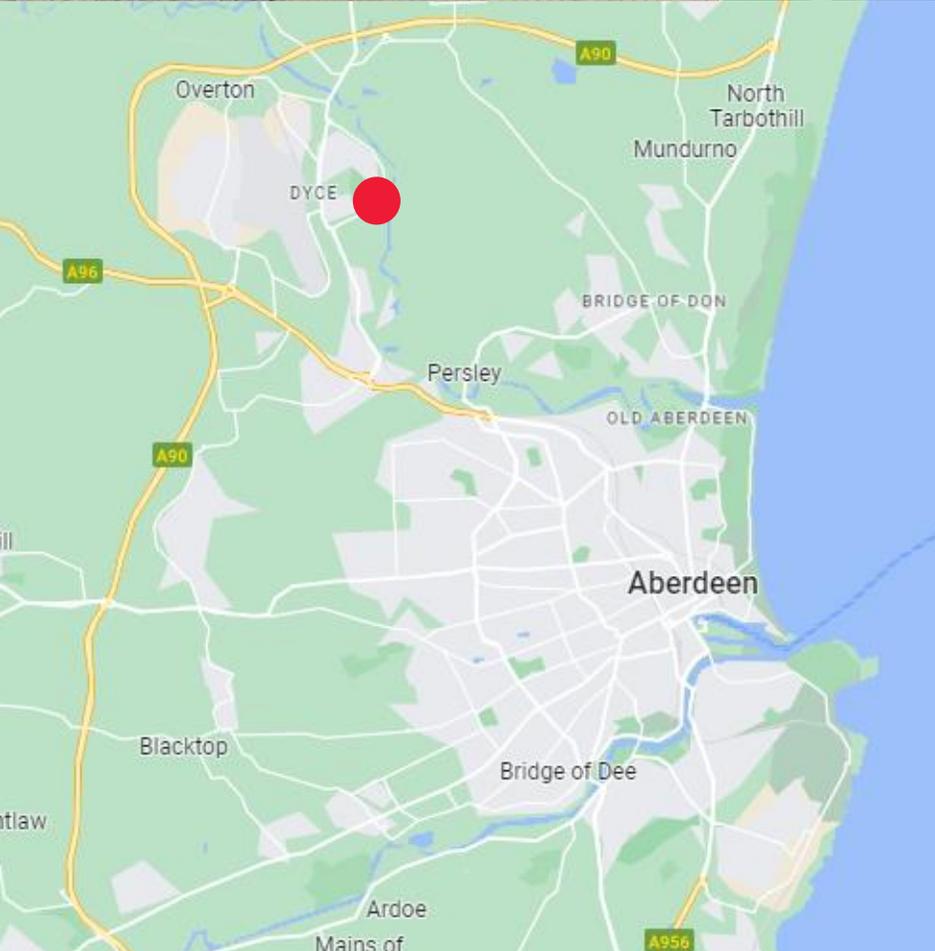
## BUILDING AREAS

Stoneywood Mill		
Unit	Sq Ft	Sq M
S1 - MAIN OFFICES	11,483	1066.81
S2 - STORAGE	10,096	937.95
S3 - STORAGE	8857	822.84
S4/S5 - STORES - SWITCH ROOM	10710	994.99
S6 - PREPARATION PLANT	9976	926.80
S7 - PREPARATION PLANT	22784	2116.70
S9/S9A - VACANT	4,634	430.51
S12 - PREPARATION PLANT	11,594	1077.12
S12 A/B - PREPARATION PLANT	3,903	362.60
S14/S15/S16/S17 - SWITCH HOUSE - TURBINE - BOILER	26,738	2484.04
S20 - MSK BUILDING	5,724	531.78
S24 - STORAGE	10,750	998.71
S25 - FINISHING	33,384	3101.48
S25 A/B/C - SWITCH ROOM AND PASSAGEWAY	3,317	308.16
S28 - FINISHING	23,475	2180.90
S28A - BALERS ROOM	6,445	598.76
S29 - WAREHOUSE	77,231	7175.00
S29A - DESPATCH	8,560	795.25
S29B - MISCELLANEOUS	398	36.98
S29D - WAREHOUSE	8,307	771.75
S30 - REEL STORE - MISCELLANEOUS	16,388	1522.50
S30A - WATER TREATMENT PLANT HOUSE	8245	765.99
S31 - REEL STORE AND LOADING BAY	8,517	791.26
S31A - MISCELLANEOUS	1,048	97.36
S31B - STORAGE	19,818	1841.15
S33 - PAPER MACHINES	55,838	5187.52
S35 - CHEMICAL AND STORAGE	1,724	160.16
S36 - TECHNICAL DEPARTMENT - LABORATORY	21,734	2019.16
S37 - MISCELLANEOUS - SWITCH ROOM	943	87.61
S39 - WAREHOUSE	8,277	768.96
S40 - WAREHOUSE	9,203	854.99
S41 - WAREHOUSE	6,868	638.06
S42A - GATE HOUSE	861	79.99
S43 - MISCELLANEOUS	291	27.03
S44 - MISCELLANEOUS	1,158	107.58
S45B - MISCELLANEOUS	388	36.05
S45C - MISCELLANEOUS	517	48.03
S49/S49A - STORAGE AND WORKSHOP	6,548	608.33
S50/S50A - ENGINEERING STORES	8,819	819.31
S51 - LAGGER'S STORE	323	30.01
S51A - SWITCH ROOM	398	36.98
S54 - OFFICES	3,466	322.00
S54/S54A/S54B/S55 - ENGINEERING WORKSHOP	20,250	1881.29
S56 - MISCELLANEOUS	3,090	287.07
S57 - MISCELLANEOUS	3,463	321.72
S57A - STORE	697	64.75
S58 - DRY STORE	2,029	188.50
S58A - WORKSHOP	1,350	125.42
S59 - ENGINEERING STORES	3,005	279.17
Total	513,622	47,717

Stoneywood Mill		
Unit	Sq Ft	Sq M
W1 - STORAGE	7,836	727.99
W1A - STORAGE	995	92.44
W2/3 - PILOT PLANT	9,741	904.97
W4/5 - MISCELLANEOUS	17,390	1615.59
W6 - PREPARATION	17,358	1612.61
W7 - STORAGE	8,800	817.55
W8 - SWITCH ROOM - STORAGE	7,941	737.74
W9/W10 - EMBOSSESS ROOM	19,309	1793.87
W12 - PAPER MACHINE	25,334	2353.61
W13 - PRODUCTION - QC LABS	2,430	225.75
W14/W14 A - PRODUCTION	8,203	762.08
W15 - PASSAGE	1,088	101.08
W16 - MISCELLANEOUS	3,525	327.48
W17 - PREPARATION	16,909	1570.90
W18/W20/W21 - FINISHING	58,340	5419.97
W19 - SLITTING	11,609	1078.51
W22 - COATER	34,213	3178.49
Total	251,021	23,321

## SITE AREAS

Site	Hectares	Acres
Operational Paper Mills	17.16	43.13
Water Treatment Plant	4.26	10.53
Effluent Treatment Plant	1.56	3.86
Ancillary Land	7.14	17.64
Total	30.12	75.16



## Viewing & Further Information

Access to a Data Room can be provided to interested parties.

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