



ABERDEENSHIRE, SCOTLAND

5 MW ready-to-build solar, Aberdeenshire

Planning granted

Gate 2 grid offer

5.27 GWh/yr

5 MW

Export capacity (AC)

6.0 MWp

Installed capacity (DC)

5.27 GWh

Annual generation (PVsyst)

81.7%

Performance ratio

9 ha

Two arable fields

~1,500

Homes' annual electricity use

THE OPPORTUNITY

A consented, grid-secured solar site in north-east Scotland

Strichen Solar Farm is a ready-to-build, ground-mounted solar development on two arable fields near Strichen, Aberdeenshire, 45 km north of Aberdeen.

Full planning permission, a Gate 2 grid connection with SSEN and an option to lease with the landowner are all in place. The project is held in Solar Farm No.2 Limited (company number 14042489) and is offered for sale by Zero Carbon Investments (ZCI), part of Decerna Group, through a competitive process.

Key dates

- NOVEMBER 2024**
Full planning permission granted
Aberdeenshire Council, APP/2024/1169
- JULY 2025**
Option to lease concluded
25-year lease on exercise, extendable to 40 years
- GRID**
Gate 2 variation agreement countersigned
SSEN, 5 MW export at 33 kV
- 31 OCTOBER 2027**
SSEN estimated connection date
- 19 NOVEMBER 2027**
Latest date to start on site
Under the planning permission
- 30 NOVEMBER 2064**
Planning permission end date

Two ways to buy

Ready-to-build project

01

Acquire the project with planning, grid and land rights in place, and take it through construction yourself.

Built and commissioned

02

Acquire the solar farm fully built and commissioned, ready to generate once connected.

Project summary



Site and land

Location	Land north of B9093, Strichen, Aberdeenshire, AB43 6RH
Site area	9 hectares, two arable fields Solar PV area 8.967 ha
Topography	Gently sloping, 90 to 95 m above sea level
Access	Existing farm access road from the B9093
Land rights	Option to lease, concluded July 2025 25-year lease, three 5-year extensions

Grid and generation

Connection	Gate 2 Phase 1 offer, SSEN Countersigned Gate 2 variation agreement
Export	5 MW AC at 33 kV Overhead line, western boundary
Estimated connection	31 October 2027 SSEN estimate, subject to variation
Installed capacity	6,004 kWp DC, 11,016 modules
Annual generation	5,268 MWh (PVsyst) Specific yield 878 kWh/kWp, PR 81.7%

Planning

Reference	APP/2024/1169, Aberdeenshire Council
Granted	19 November 2024
Start on site by	19 November 2027
Conditions	Four pre-commencement conditions to discharge



Strichen grid substation

How the sale works

01

Initial contact

Register interest and receive a project overview.

02

NDA

Sign an NDA to access the data room.

03

Data room

Review the technical, legal, planning and grid documents.

04

Bids

Bidding structure and timetable follow the NDA.

In the data room

- ✓ Company information for Solar Farm No.2 Limited
- ✓ Option agreement and Report on Title
- ✓ Planning decision notice and officer's report
- ✓ Preliminary Ecological Appraisal and BNG report
- ✓ Gate 2 variation agreement and connection offer
- ✓ Site layout and design drawings
- ✓ PVsyst energy yield and sensitivity runs
- ✓ Topographical survey, utility searches and photos

Register your interest

Contact us to sign an NDA and get access to the data room.

Email strichen@zc-investments.com
 Telephone [+44 \(0\)7794 073657](tel:+44(0)7794073657)
 Web www.strichensolarfarm.com