



South Harbour Road, Fraserburgh, AB43 9TA

- Potential for a variety of uses, subject to planning
- Prominent greenfield site extending to 2.13 Ha (5.25 acres or thereby)
- Gateway location at entrance to Fraserburgh

LOCATION:

The site enjoys a prominent location on South Harbour Road at the southern Gateway to Fraserburgh. Established retailers, Lidl, Argos and Carpetright are situated immediately opposite, with a TESCO superstore located diagonally across from the site. The Dunes Golf Centre is also located close-by. The location of the property is shown on the adjacent location plan.

DESCRIPTION:

The subjects comprise a greenfield site extending to 1.91 hectares/4.72 acres or thereby, lying at the junction of South Harbour Road and Cemetery Road, Fraserburgh approx. 400 metres from the A90.

SERVICES:

It is understood that mains services are located nearby. However interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services.

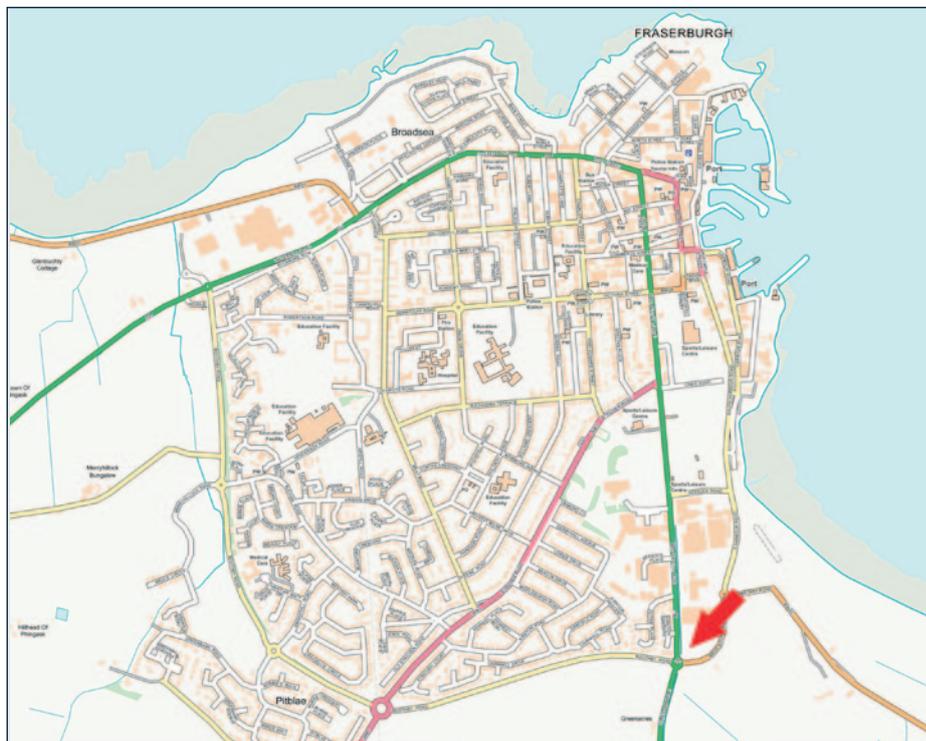
PLANNING:

The site is zoned within the South Harbour Road Commercial centre in the 2017 Aberdeenshire Local Development Plan. This area is a preferred location for bulky goods retail outlets where suitable town centre sites are unavailable.

Outline planning consent was granted in 2013 on the site for a 2,322 sq.m. retail development (Class 1), with associated 929 sq.m. garden centre and a 60 bed hotel. This consent has now lapsed. Full details of the consent can be found online at the link below:

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=ZZZW-UDCAXE262>

Any development proposal for the site would require a Flood Risk Assessment, and would also require to consider a scheduled ancient monument, a World War II pill box, which is located on the site. A core path is located in close proximity to the site, and any development proposal must incorporate suitable connections to it through the site layout.



It is recommended that any potential development proposals are discussed with Aberdeenshire Council at the earliest opportunity.

Tel: 01261 455811

Email: bb.planapps@aberdeenshire.gov.uk

OFFERS:

Interested Parties must note their interest in writing with the selling agents who will issue a receipt in writing in every case. Only Parties who have received a confirmed note of interest in writing may be notified of any closing date and closing procedures which might be called.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in this transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

VAT:

All prices and figures referred to in these particulars are exclusive of any VAT which may be applicable.

VIEWING / FURTHER INFORMATION:

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IMPORTANT NOTICE

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REF: 2013/030082/SB