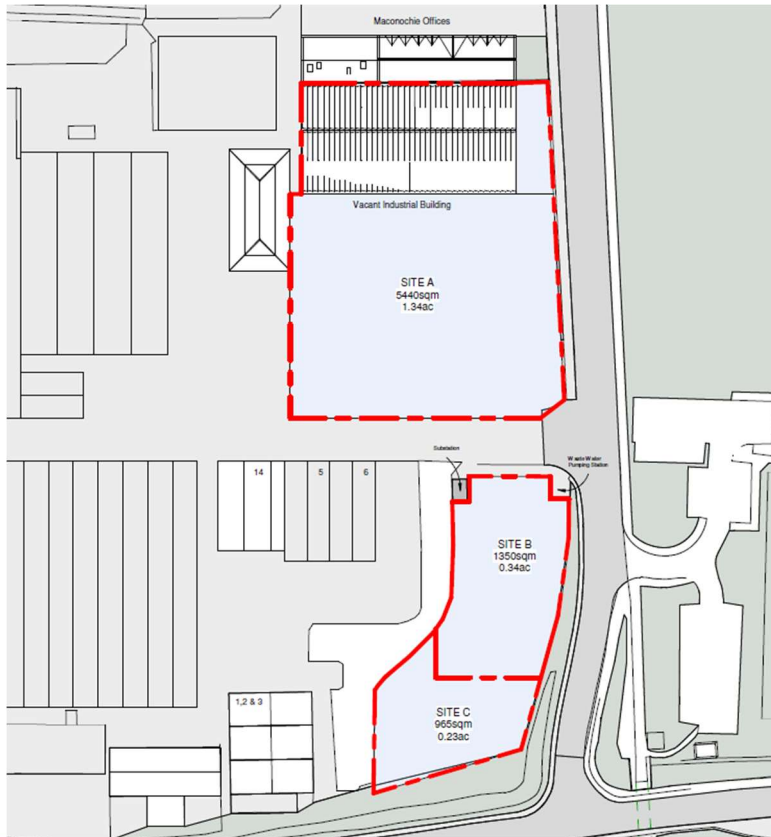


# Property Particulars



## FOR SALE

SUBJECT TO GRASSUM LEASE

### DEVELOPMENT OPPORTUNITY

Kessock Road Industrial Estate  
**FRASERBURGH**  
**AB43 8UE**

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- SITES UP TO 0.77 HECTARES (1.91 ACRES)
- AVAILABLE IN WHOLE OR PART
- ESTABLISHED INDUSTRIAL / COMMERCIAL LOCATION
- POTENTIAL FOR A VARIETY OF USES, SUBJECT TO PLANNING

#### Viewing Arrangement

To view the property or for further information please contact:

**LAUMON DOUGALL**

**01467 534 786**

[Laumon.Dougall@aberdeenshire.gov.uk](mailto:Laumon.Dougall@aberdeenshire.gov.uk)



## Location:

The subjects are located in the established Kessock Road Industrial Estate to the south-east of Fraserburgh town centre, approached from the main A90 by way of South Harbour Road and Kessock Road. The Kessock Road Industrial Estate is approximately half a mile to the south of Fraserburgh harbour along South Harbour Road. Fraserburgh is located on the Banff & Buchan coast some 40 miles north of Aberdeen via the A90 and A952.

Fraserburgh is a popular coastal town in Aberdeenshire and represents a significant service and employment centre for the region. The town has a varied economic base with major employment opportunities being in fishing, manufacturing, food processing, retailing and the service industries.

The population is approximately 13,000.

Indicative extract plans are provided below and above showing the location and approximate extent of the subjects.

## Description:

The sites comprise a total of 0.79 hectares (1.94 acres) or thereby and can be subdivided to provide smaller plots as indicated below and on the site plan. The following approximate site areas have been scaled from plans:

Site A:	0.54 hectares	(1.34 acres)
Site B:	0.14 hectares	(0.34 acres)
Site C:	0.09 hectares	(0.23 acres)

**Total: 0.77 hectares (1.91 acres)**

The site will be sold as seen and no guarantees or warranties are available.

## Description (cont):

Located on Site A is an existing workshop extending to an approximate gross internal floor area of 1,420 sq.m (15,285 sq.ft) or thereby. The workshop is category C listed and in poor condition. The workshop adjoins Aberdeenshire Council offices on Maconochie Road that are to be retained. Interested parties should make their own enquiries as to future use of the existing workshop.

## Services:

It is understood that mains services are located nearby and within the site. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services and any impact on proposed development.

## Service Charge:

Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the Industrial Estate.

## Rating Information:

The Valuation Roll shows a rateable value for the property, effect from 1 April 2017 as:

Site A: Depot and Yard with cumulative rateable value of £34,500

Site B: No current listing

Site C: No current listing

The proposed occupier would be responsible for business rates but may qualify for relief. Further information is available on the Council's website:



<https://www.aberdeenshire.gov.uk/business/business-rates/>

Interested parties should seek advice or make their own enquiries with our business rates team 01346 415824 or [business.rates@aberdeenshire.gov.uk](mailto:business.rates@aberdeenshire.gov.uk).

## Planning:

The site is currently designated for employment uses in the current Aberdeenshire Local Development Plan. It is recommended that any potential development proposals are discussed with Aberdeenshire Council at the earliest opportunity.

Tel: 01467 534 333

Email: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

## Price:

Offers are invited. Note that consideration will be given to proposals either in whole or in part.

## Tenure:

The sites are offered on the basis of a new 175 year ground lease, subject to a grassum (premium) payment in lieu of annual rent.

## VAT:

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

## Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

## Legal Costs:

Each party will be responsible for their own legal and other expenses.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangements:

For viewing or further information, please contact:

Laumon Dougall

T: 01467 534 786

E: [Laumon.Dougall@aberdeenshire.gov.uk](mailto:Laumon.Dougall@aberdeenshire.gov.uk)

## Offers:

Any persons who wish to submit an offer to acquire the subjects should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

T: 01467 536 116

Bidders should note that the Council is not bound to accept the highest or indeed any offer received. Offers to acquire must state the premium/price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

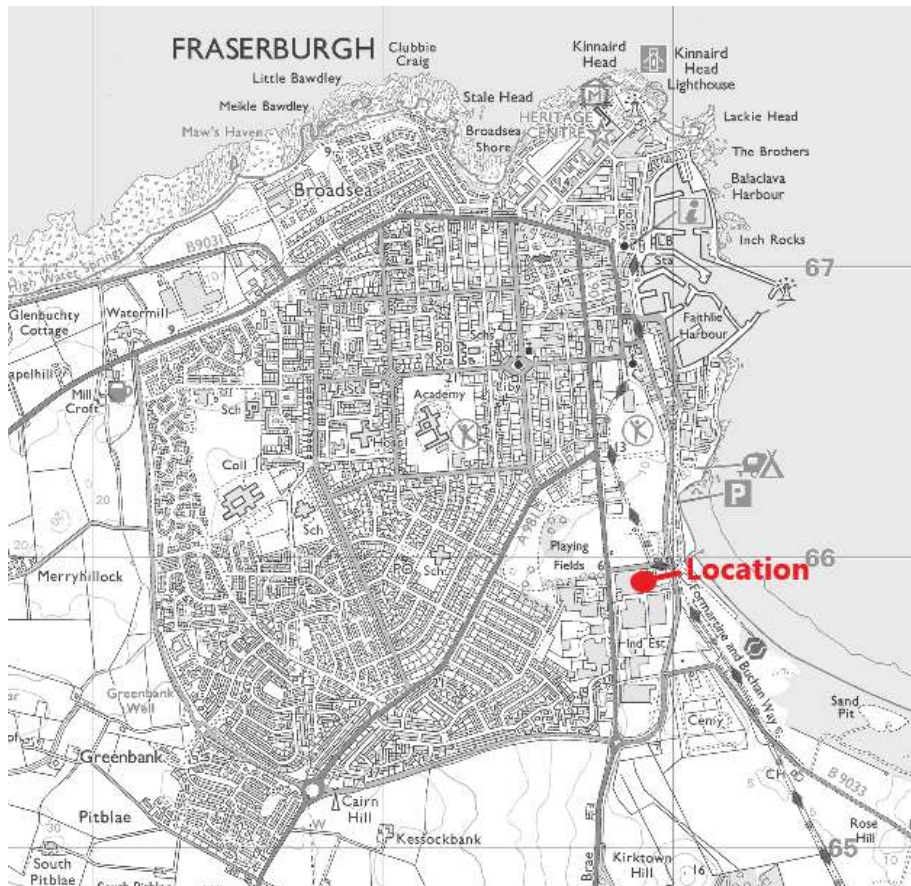
**Date of Publication:** September 2019\_V2



Location Plan 1:

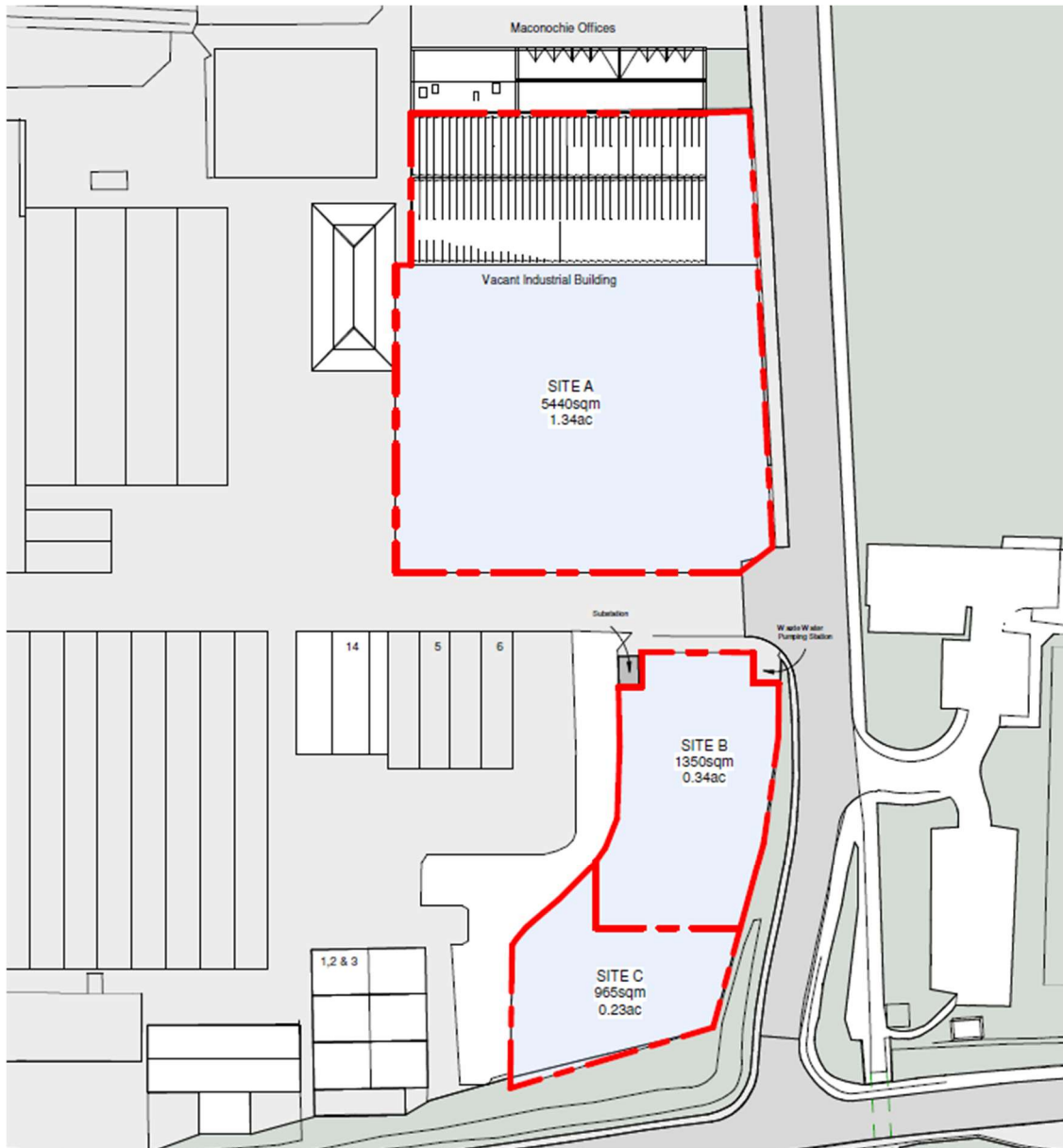


Location Plan 2:





## Indicative Site Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.