

Serviced Development Sites

Old Gamrie Road, Tarlair

MACDUFF AB44 1RU

Offers are invited

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

Location:

The sites are located on the Macduff Industrial Estate and Tarlair Business Park off Old Gamrie Road, Macduff and lie adjacent to the A98 Fraserburgh to Banff, road. The port of Macduff is a vibrant town with a population in the region of 4,000 and lies adjacent to Banff which also has a population of 4,000.

Fishing and engineering are the principal parts of the local economy, although serving a large rural hinterland, and located beside the former county town of Banff; its economic base is diverse.

Description:

The sites vary in size as indicated on the attached site layout plan. Individual sites range in size from 0.245Ha (0.606ac) to 0.476Ha (0.975ac) although sites 6 & 7 could be combined to create a single site extending up to 0.87Ha (2.151ac). The sites are zoned for employment land uses, including: industrial, manufacture, warehouse, storage, and office.

Plot/Site	Area (Hectare)	Area (Acre)
Plot 3	0.245	0.606
Plot 6	0.476	1.176
Plot 7	0.394	0.975

Services:

Services are believed to be adjacent to the sites however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for the payment of annual service charge for the upkeep and maintenance of any common parts of the estate.

Planning:

The site is zoned for employment purposes and considered suitable for uses 4, 5 and 6 of the Use Classes (Scotland) Order 1997, although interested parties should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01261 813210 or by email: bb.planapps@aberdeenshire.gov.uk

Site Areas:

The sites are available per the plots/sites tabulated above. They can be combined in whole or part to create larger development sites as required.

Price:

Offers over £80,000 per acre are invited in respect of acquiring the vendor's heritable interest in plots 3, 6 & 7.

Viewing Arrangements:

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Estates Admin. T: 01467 469261

E: estates @aberdeenshire.gov.uk

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser being responsible for any registration dues and LBTT where applicable.

Closing Date:

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

Offers must state a price and must be valid offers in Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

VAT:

The land **is** opted to tax.

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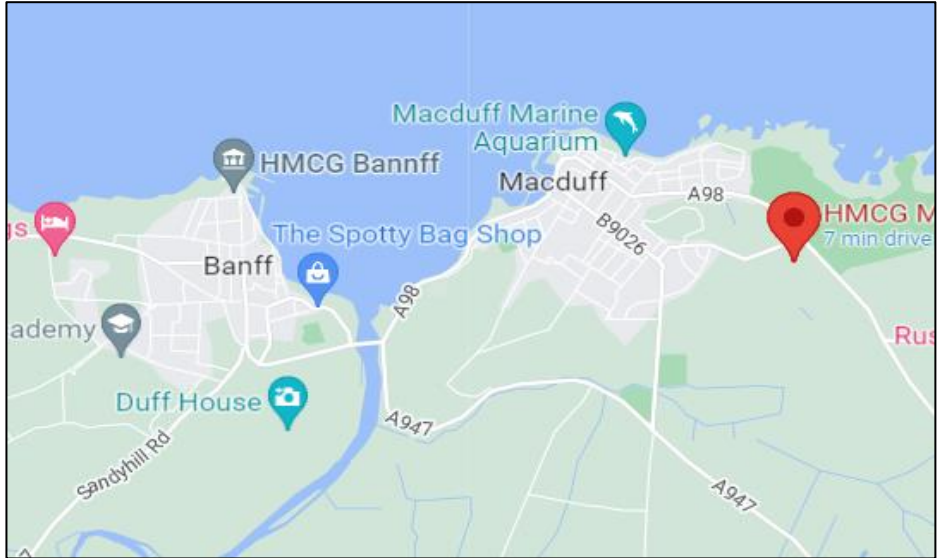
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Old Gamrie Road, Macduff

Location 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.

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