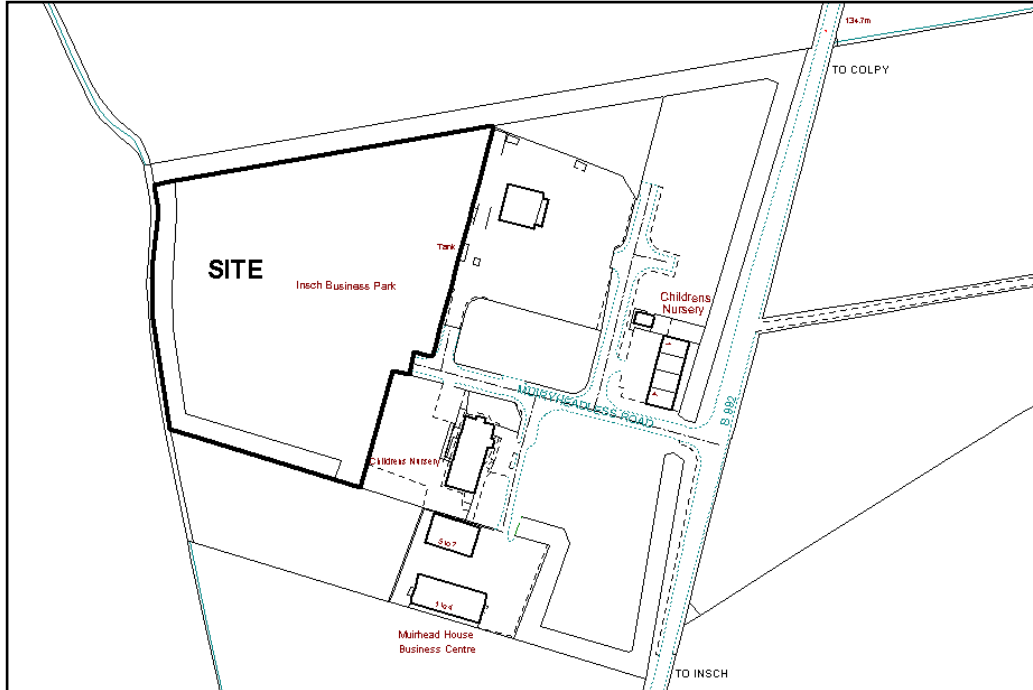


Property Particulars



FOR SALE

FOR SALE OR LONG TERM GRASSUM LEASE

Development Opportunity Serviced Site

**Insch Business Park
Muiryheadless
INSCH**

Prime Site

Developable area of
1.74 Ha (4.3 acres)

Immediate Availability

Viewing Arrangement

To view the property
or for further
information please
contact:

Pam Singer

01467 539640

or

pam.singer@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property



Location:

The subjects are located in an established business park on the outskirts of the small town of Inch, a short distance from the main A96 trunk road. There is a good range of businesses located nearby including Stagecoach, Oilfast and a number of reputable local businesses. Inch is some 27 miles north west of Aberdeen and has good transport links from the nearby A96 and the local railway station.

Description:

The site offers a developable area of approximately 1.74 Ha (4.3 acres) or thereby and offers the opportunity for industrial development or general storage. This site is offered for disposal as a whole.

Services:

The site is to be sold as seen and unserviced. Prospective occupiers should therefore check the availability and capacity of nearby services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

Planning:

All planning enquiries regarding renovation and alternative uses should be directed to:

Kincardine & Mearns and Marr Area Planning Office
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ
T: 01569 690544
E: km.planapps@aberdeenshire.gov.uk and
ma.planapps@aberdeenshire.gov.uk

Sale/Lease Terms:

The subjects are offered for sale or alternatively on a 175 year lease term subject to a grassum payment in lieu of an annual market rent. The Council will retain a right to buy back the land if it is not developed within a 5 year period. Furthermore, the Council will either

retain ownership of an access or retain a servitude right of access to develop land to the north, if required.

Price:

Offers in the region of £65,000 per acre are invited.

VAT

The land is opted to tax.

Legal Costs:

In accordance with normal practice, in the event of a sale, each party will be responsible for their own legal costs. In the event of a lease, the ingoing tenant will be responsible for all legal costs and other expenses, including LBTT and registration dues where applicable.

Date of Entry:

To be agreed on completion of formal missives.

Viewing Arrangement:

To view the site or for further information please contact:

Pam Singer
T: 01467 539640
E: pam.singer@aberdeenshire.gov.uk

Offers

Offers are invited for either the outright purchase of the subjects or for a 175 year lease subject to a grassum payment at the commencement of the lease. Any persons who wish to submit an offer for the property should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB,

T: 01467 536116

E: estates@aberdeenshire.gov.uk

In the event 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. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Property Particulars

Aberdeenshire
COUNCIL



Date of Publication: April 2016



Location Plan



© Crown copyright. All rights reserved. Aberdeenshire Council
0100020767 2016

Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.