



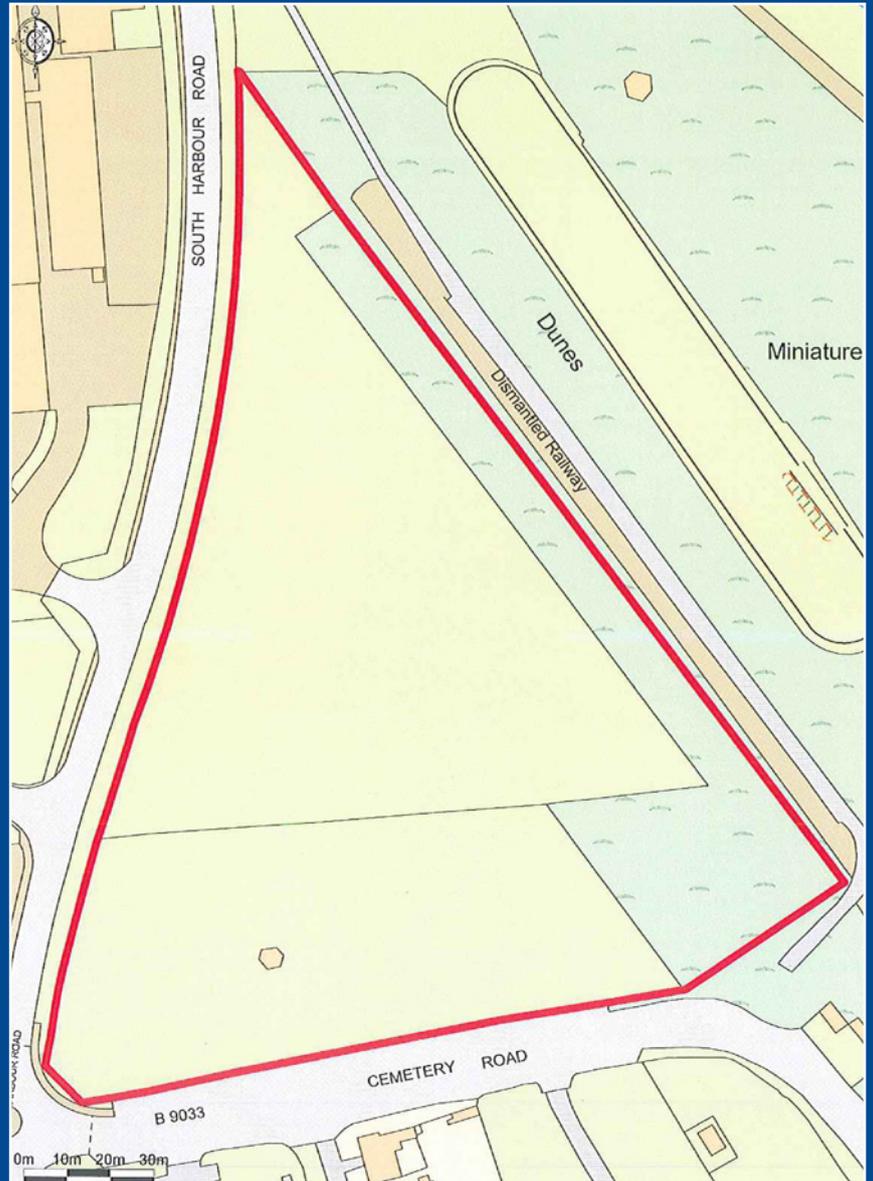
**Graham
+ Sibbald**

FOR SALE

On the Instructions of



PRIME DEVELOPMENT SITE



SOUTH HARBOUR ROAD FRASERBURGH AB43 9TA

Graham + Sibbald
21 Carden Place,
ABERDEEN,
AB10 1UQ

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- PLANNING PERMISSION GRANTED FOR RETAIL DEVELOPMENT
- GREENFIELD SITE EXTENDING TO 2.13 HA/ 5.25AC
- GATEWAY LOCATION

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SOUTH HARBOUR ROAD, FRASERBURGH

PRIME DEVELOPMENT SITE

LOCATION:

The site is located adjacent to the existing modern retail development close to the A90 and in a gateway situation on the south side of Fraserburgh. The established retailers nearby include: Tesco, Argos and Lidl. The location of the property in relation to the immediately surrounding area is shown on the Location Plan below.



DESCRIPTION:

The subjects comprise the heritable interest in the site extending to 2.13 hectares/5.25 acres or thereby, lying at the junction of South Harbour Road and Cemetery Road, Fraserburgh and about 400 metres from the A90. The extent of the subjects is shown outlined in red on the attached plan.

SERVICES:

It is understood that mains electricity, gas, water and drainage 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 as a Development Site in the 2012 Aberdeenshire Local Development Plan and safeguarded as an alternate commercial centre for large format stores. Planning approval was granted in March 2012 for the following development: 60 Bed Hotel; 2322sqm retail; 929sqm Garden Centre; plus associated parking. Full Consent details can be viewed online:

http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2006/2480

It is the entire responsibility of offerers to ensure that any proposals they have regarding the use of the subjects is acceptable to the Planning Authority and prospective offerers will be held to have satisfied themselves as to the exact planning position.

Please note that on part of the site there is an ancient monument. It is a Second World War pillbox and further information can be obtained from Historic Scotland.

It shall be a condition of the sale that any development plans for the site must ensure that public access to the dunes and beach is safeguarded in future and also that provision for adequate car parking to serve Fraserburgh Cemetery is included.

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 Stamp Duty Land 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:

For further information on viewing arrangements please contact the sole agents:

Graham + Sibbald
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WITH OFFICES IN:

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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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