

Development Opportunities & Properties for Sale or Lease

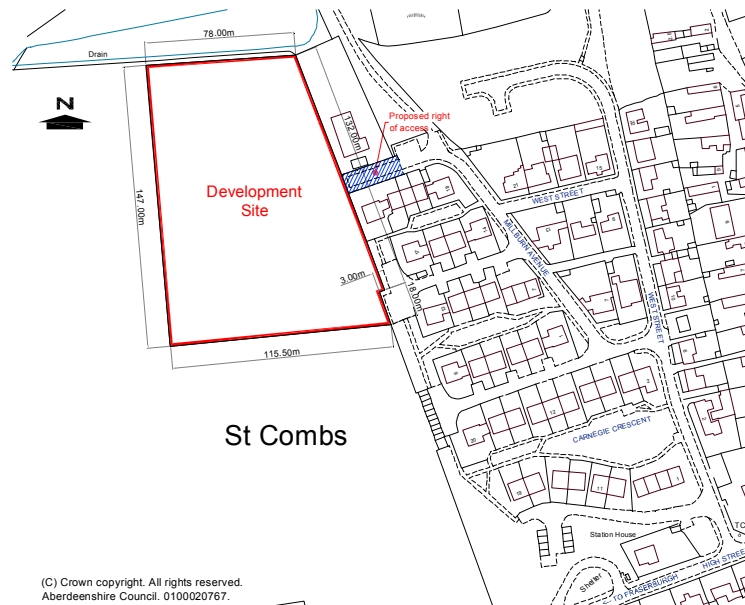


April 2008 Edition

Serving Aberdeenshire from mountain to sea –
the very best of Scotland

Development Opportunities

Development Site Millburn Avenue, St Combs, Aberdeenshire



The property comprises part of an open field currently in grass and extending to 1.46 ha (3.60 acres) or thereby as shown outlined red on the plan. The site is located at the north end of the village adjoining existing housing. The site has an open outlook over farmland to the north and west whilst to the east is the North Sea and the splendid beaches and coastal landscape of Buchan (see location plan).

The property is located close to Millburn Avenue and a right of access together with necessary wayleaves for services will be granted across the unadopted section of roadway shown hatched in blue on the plan.

It is understood that the greater part of the site lies within the settlement boundary, is designated in the Aberdeenshire Local Plan for residential use and is allocated for 23 units. Any development proposal would require to be considered in relation to the surrounding uses.

The subjects are offered for sale subject to the condition that the successful purchaser will provide the following:-

- (i) Five Low Cost Housing Units to be subsidised directly by the developer and consisting of a mix of 2 bedroom units and 3 bedroom units the size, specification, price and timescale for delivery of which will be subject to the approval of the Council's Housing Service (see below).
- (ii) Five house plots each to be of between 600 sq metres and 700 sq metres in size. Each plot will be made available for use as the site of a single self build house and will be provided with access and services appropriate for such use. The locations and sizes of the plots and the timescale for delivery will be subject to the approval of the Council's Housing Service (see below). The purchaser will actively market the plots on the open market for a period of six months. The plots will be offered for sale for the aforementioned use and at such prices as represent the unrestricted open market value of each plot. If at the end of the six month period any of the plots are not the subject of a concluded bargain the developer will be free to develop these in a manner unrestricted by the Council acting as seller.

The remainder of the site may be developed in a manner unrestricted by the Council acting as seller. Offers are invited for the feuhold interest in the subjects.

For information please contact : Ralph Strachan Tel: 01779 483290

Units and Offices for Lease

Banff & Buchan Area

For information in this area, please contact : **Ralph Strachan Tel: 01779 483290**

OFFICES

FRASERBURGH – FRASERBURGH BUSINESS CENTRE

Serviced offices available. Sizes from 12 m² (129 ft²) to 21.89 m² (235 ft²)
All inclusive rents offered.

For this property please contact : **Enterprise North East Trust. Tel: 01224 330550**

Buchan Area

For information in this area, please contact : **Ralph Strachan Tel: 01779 483290**

INDUSTRIAL UNITS

PETERHEAD – MAINS OF BLACKHOUSE

Unit 1	available on flexible lease terms
Rent	Office 18.5 m ² (200 ft ²) Workshop 110.8 m ² (1192 ft ²) Contact Surveyor

OFFICES

PETERHEAD – BURNSIDE BUSINESS CENTRE

Serviced offices available. Sizes from 13.6 m² (137 ft²) to 23.6 m² (237 ft²)
All inclusive rents offered.

For this property please contact : **Enterprise North East Trust Tel: 01224 330550**

Formartine Area

For information in this area, please contact : **Sheena McKenzie Tel: 01467 628484**

No Units Currently Available

Garioch Area

For information in this area, please contact : **Lewis Anderson Tel: 01467 628151**

OFFICES

WESTHILL – WESTHILL BUSINESS CENTRE

Serviced Office Suites

For this property please contact : **Enterprise North East Trust. Tel: 01224 330550**

Kincardine & Mearns Area

For information in this area, please contact : Lucy Rushworth Tel: 01224 664246

OFFICES

PORTLETHEN – BADENTOY BUSINESS CENTRE

Office Suite 12 - 14 sq m (154 ft²)
Rent £2,065 per annum
Office Suite 14 - 39 sq m (420 ft²)
Rent £5,600 per annum

Marr Area

For information in this area, please contact : Graeme Smith Tel: 01224 664258

OFFICES

HUNTLY – HUNTLY BUSINESS CENTRE

Serviced office suites.

For this property please contact : Enterprise North East Trust. Tel: 01224 330550

INDUSTRIAL UNITS

ABOYNE - ABOYNE INDUSTRIAL ESTATE

Unit 4	available on flexible lease terms Workshop 59.28 m ² (638 ft ²)
Rent	Offers in the region of £6,800 per annum are sought

Serviced Industrial Sites

Banff & Buchan Area

For information please contact : Ian George Tel: 01224 664249

FRASERBURGH - FAIRNEY BUSINESS PARK

Sites from	0.10 to 1.13 hectares (0.25 to 2.80 acres)
Rent	Negotiable

Available on long term grassum leases. Terms negotiable.

MACDUFF - TARLAIR BUSINESS PARK

New development opportunity by Aberdeenshire Council

Services sites for sale or lease. Price: Negotiable

Buchan Area

For information please contact : Ralph Strachan Tel: 01779 483290

PETERHEAD – DALES INDUSTRIAL ESTATE

Sites from 0.34 to 4.20 hectares (0.85 to 4.20 acres).
For lease

PETERHEAD - BALMOOR INDUSTRIAL ESTATE

Site from 0.10 to 0.50 hectares (0.25 to 1.25 acres)
Available on long term grassum leases. Terms negotiable.

Formartine Area

For information please contact : M Bruce and Partners Tel: 01358 724405

ELLON - BALMACASSIE BUSINESS PARK

New development by Aberdeenshire Council in partnership with M Bruce and Partners

Services sites for sale. Sites now being sold, limited availability. Price: Negotiable

Garioch Area

For information please contact : Lewis Anderson Tel: 01467 628151

No sites currently available

Kincardine & Mearns Area

For information please contact : Ian George Tel: 01224 664249

GOURDON – LINTON BUSINESS PARK

For Sale or Lease Sites from 0.20 to 3.24 hectares (0.50 to 8.00 acres).
Price/Rent: Contact Surveyor

Marr Area

For information please contact : Ron Davidson Tel: 01467 628025

ALFORD - MART INDUSTRIAL ESTATE

Industrial development site extending to 0.092 ha (0.227 acre) or thereby
Offers invited to purchase / lease.

BALLATER – BALLATER BUSINESS PARK

For sale or lease. Site of 0.26 hectares (0.64 acres)
Price/Rent: Contact Surveyor

HUNTLY - HUNTLY INDUSTRIAL ESTATE

Opportunities to secure sites available via C B Richard Ellis
Services sites available Price: Negotiable
Contact: Mike Robertson 01224 - 325385

OTHER USEFUL PROPERTY CONTACTS

Aberdeen City Council
<http://www.aberdeencity.gov.uk/ACCI/web/site/home/home.asp>

Aberdeen Solicitors Property Centre
<http://www.aspc.co.uk/>

Commercial Property Review
<http://www.cpr-online.co.uk/>

Enterprise North East Trust
<http://www.enetrust.com/Property/Property.asp>

Scottish Property Network
<http://www.scottishproperty.co.uk/>

We are the largest single provider of business land and premises in Aberdeenshire. We own and manage, approx 630 sites / units in 41 separate business locations throughout the North-east of Scotland, from our offices located in Aberdeen, Inverurie and Peterhead.

Sites and Units are available to lease in various locations. Some sites are available for purchase.



Whilst every care has been taken in the preparation of this information sheet and it is believed to be correct, it is not warranted and should not be taken to form part of any contract. Rent quoted may be subject to VAT.

Please note:

- 1) Aberdeenshire Council is required to obtain the best price reasonably possible. Accordingly, in the case of competing interests for a property a closing date for offers may be set.
- 2) We will continue to market a property until such time as a bargain is in place.

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