

ON THE INSTRUCTIONS OF



Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866 Fax: 01224 589669

FOR SALE

FORMER GARAGE SITE SUITABLE FOR DEVELOPMENT, SUBJECT TO PLANNING



**63 & 67 COMMERCE STREET
INSCH
ABERDEENSHIRE
AB52 6JB**

Viewing is strictly by arrangement with the sole selling agent.

Site Area:
0.51 Hectares (1.26 acres)

Contact:
**Andrew Smith
Matthew Moggach**

Telephone:
01224 588866

andrew.smith@ryden.co.uk
matthew.moggach@ryden.co.uk

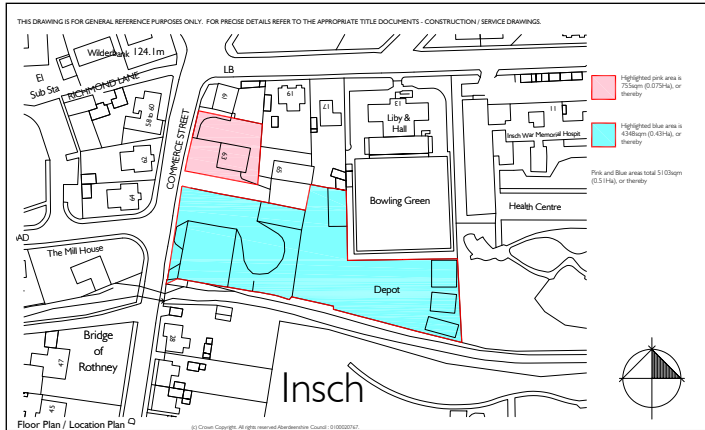
Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900



Location:

The property is situated on the east side of Commerce Street close to the junction of Rannes Street, Insch.

Insch is a rural settlement located 30 miles North West of Aberdeen, 12 miles North West of Inverurie and 14 miles South East of Huntly. It has become popular with commuters as Insch benefits from a train station on the main Aberdeen to Inverness railway line.

The exact location is shown on the Ordnance Survey Extract above. The land for sale is that shaded in pink and blue.

Description:

The site, formerly used as a garage and depot, can be accessed from Commerce Street, located within a predominantly residential area.

The site currently comprises of various buildings with associated yard.

Site Area:

The site extends to 0.51 ha / 1.26 acres.

Rateable Value:

We are advised that the premises are currently entered into the Valuation Roll as follows:

Description	Address	Rateable Value
Store	63 Commerce Street	£5,100 effective from 01-APR-2017
Premises	67 Commerce Street	£0 effective from 01-APR-2017
Office	Central Garage Commerce Street	£2,000 effective from 01-APR-17
Office	Office Commerce Street	£575 effective from 01-APR-2017
Store	Store Commerce Street	£14,000 effective from 01-APR-2017

It should be noted that any occupier has the right to appeal this valuation within the first 6 months of occupation.

Planning:

The site has no designation under the Aberdeenshire Council Local Development Plan, adopted in June 2012. As such, the site would be treated as brownfield/infill development under the current local plan.

The subjects are not listed, nor located within a conservation area, however any redevelopment should be in keeping within its surroundings. This opens the site up to possible commercial, business, retail and residential developments.

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

Energy Performance Certificate (EPC)

The subjects are exempt from an EPC.

Site Contamination Survey:

The site was subject to a Site Contamination Survey and a copy of the full report can be obtained from the selling agents on request.

Price:

Offers are invited.

Developer Obligation:

A change of use to residential is likely to attract developer contributions and therefore all enquiries in this respect should be directed to:

The Developer Obligations Team Business Services
Aberdeenshire Council
c/o Banchory Area Office
The Square
Banchory
AB31 5RW

Tel: 01330 825518

Closing Date:

Our clients reserve the right to set a closing date. Parties should formally note their interest in the first instance via their appointed solicitor to matthew.moggach@ryden.co.uk. All parties noting formal interests via their solicitor will be informed of closing date and procedures in due course.

When the 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.

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

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

Viewings & Offers:

Any parties looking to view, note an interest or offer for the site should do so in the first instance via the sole selling agent.

VAT:

We understand that the site has been "opted to tax" hence the sale will be subject to VAT at the standard rate.

Legal Costs:

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

Further Information:

For further information, please contact:

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866
Fax: 01224 589669

E-mail: andrew.smith@ryden.co.uk
matthew.moggach@ryden.co.uk

www.ryden.co.uk

February 2017