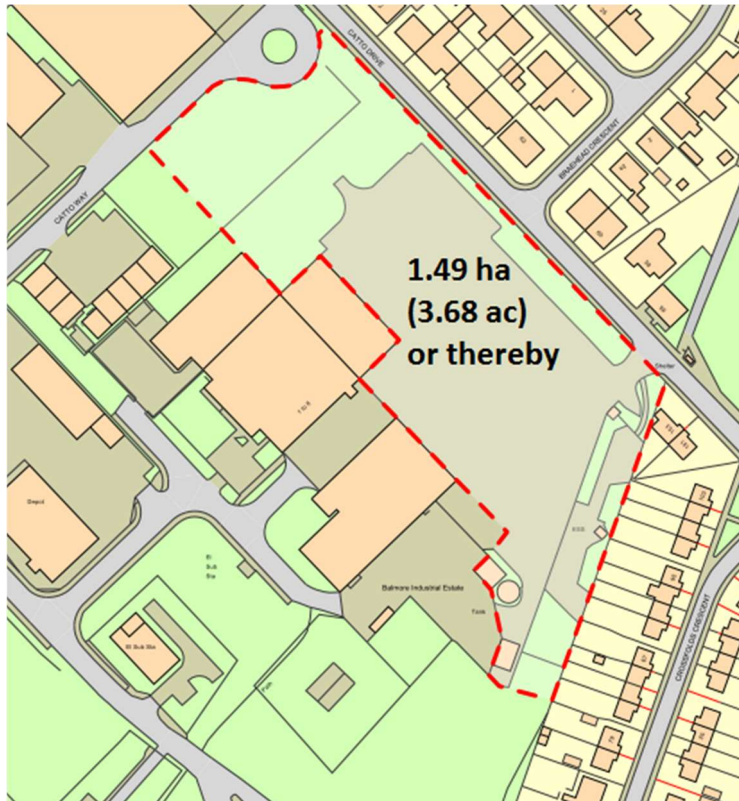


Property Particulars



FOR SALE

DEVELOPMENT OPPORTUNITY

Balmoor Industrial Estate /
Catto Drive
Peterhead

- SITES UP TO 1.49 HECTARES (3.68 ACRES)
- FOR SALE IN WHOLE OR PART
- ESTABLISHED INDUSTRIAL / COMMERCIAL LOCATION
- POTENTIAL FOR A VARIETY OF USES, SUBJECT TO PLANNING

Viewing Arrangement

To view the property or for further information please contact:

LAUMON DOUGALL

01467 534 786

Laumon.Dougall@
aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property



Location:

The subjects are located in the coastal town of Peterhead, which lies around 33 miles north of Aberdeen and represents one of Aberdeenshire's principal service and employment centres. The town has a varied economic base with major employment opportunities being in fishing, onshore support for the North Sea oil sector, manufacturing, food processing and the service industries. Peterhead is well served by a range of amenities including primary schools, secondary school, sports and community centre and museum.

The population is approximately 19,000.

The site is prominently situated within Balmoor Industrial Estate and is bounded on the north by Catto Drive and to the west by Catto Way. The immediate area is industrial in nature with commercial and residential uses nearby.

Extract plans are provided below and above showing the location and approximate extent of the subjects.

Description:

The subjects comprise a development site extending to approximately 1.49 hectares (3.68 acres) shown outlined in a dashed red line on the site plan. The site was previously occupied by an industrial workshop that has subsequently been demolished. An electrical sub-station is currently located in the south east part of the site. The site is generally rectangular in nature and may be suitable for sub-division.

The site will be sold as seen and no guarantees or warranties are available.

Site Area:

The following approximate site area has been scaled from plans:

Site Area: 1.49 hectares (3.68 acres)

Services:

It is understood that mains services are located nearby and within the site. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services and the impact on their proposed development.

Rating Information:

The subjects are currently listed on the Scottish Assessors Association website as Premises Under Reconstruction with a rateable value of £0. The proposed purchaser would be responsible for business rates but may qualify for relief. Further information is available on the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/>

Interested parties should seek advice or make their own enquiries with our business rates team 01346 415824 or business.rates@aberdeenshire.gov.uk.

Planning:

The site is currently designated for employment uses in the current Aberdeenshire Local Development Plan. It is recommended that any potential development proposals are discussed with Aberdeenshire Council at the earliest opportunity.

Tel: 01467 534 333

Email: planning@aberdeenshire.gov.uk

**Price:**

Offers are invited.

VAT:

All prices and figures referred to in these particulars are exclusive of any VAT which may be applicable.

Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements:

The site is available to view without appointment. For further information, please contact:

Laumon Dougall

T: 01467 534 786

E: Laumon.Dougall@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to purchase the subjects should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.
T: 01467 536 116

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

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

In the event that 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.

Date of Publication:

September 2019_V2



Location Plan 1:



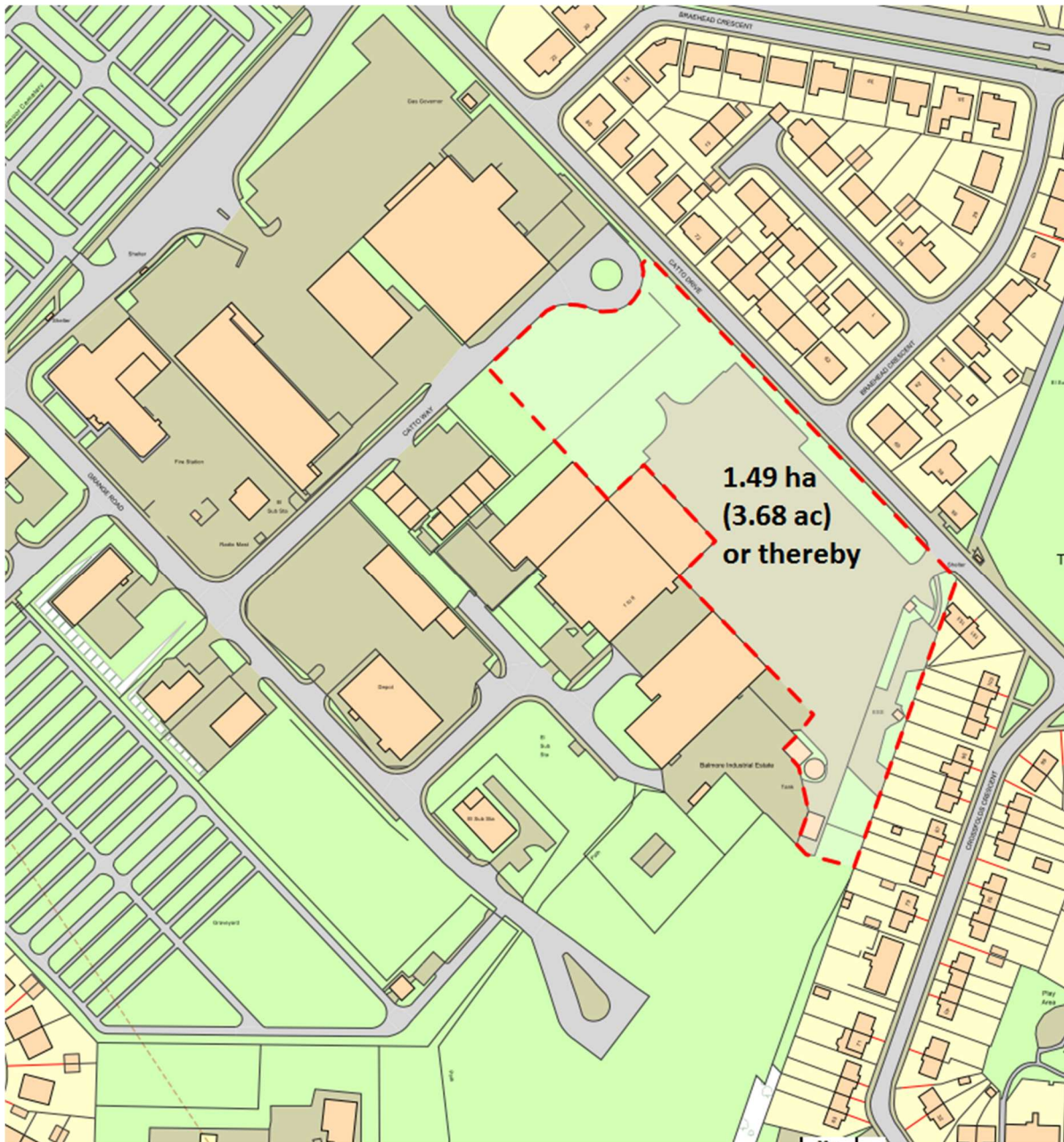
Location Plan 2:



Property Particulars



Site 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.