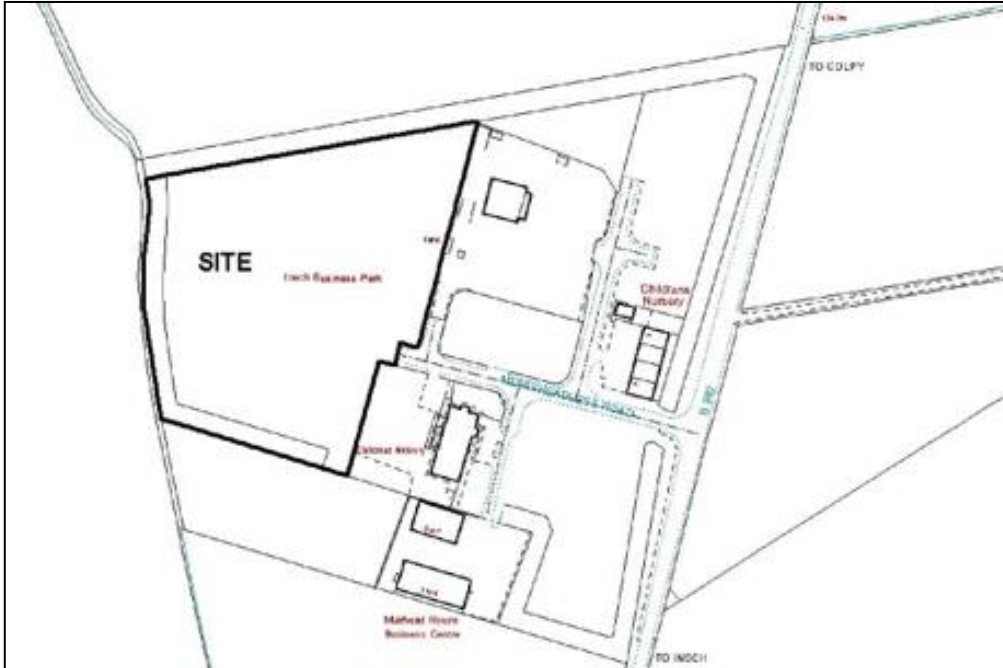


# Property Particulars



## FOR SALE

**FOR SALE OR LONG TERM GRASSUM**

**LEASE**

**Development Opportunity Serviced Site**

**Inch Business Park  
Muirheadless  
INDSCH**

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- 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:

Michael Robertson

01467 539042

michael.robertson@  
aberdeenshire.gov.uk



## 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 the site should be directed to:

Inverurie office - Garioch Team

Gordon House  
Blackhall Road  
Inverurie  
AB51 3WA  
Telephone: 01467 534333  
Email: [planning@aberdeenshire.gov.uk](mailto:planning@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:

Michael Robertson

T: 01467 539042

E: [michael.robertson@aberdeenshire.gov.uk](mailto:michael.robertson@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](mailto: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.

## **Date of Publication:**

September 2019



## Location Plan

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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.