

# Property Particulars



## FOR SALE

### INDUSTRIAL FACILITY

Inverboyndie Industrial Estate  
Boyndie  
BANFF  
AB45 2JJ

- Building GIA of 1,010 sq.m (10,870 sq.ft)
- Site Area of 0.588 hectare (1.379 acres)
- Established Industrial / Commercial Location
- Offers Over £150,000 invited

#### Viewing Arrangement

To view the property or for further information please contact:

LAUMON DOUGALL

01467 534 786

Laumon.Dougall@  
aberdeenshire.gov.uk



## Location:

The subjects are located within the established Inverboyndie Industrial Estate, Boyndie, two miles west of Banff via the A98 trunk road. The industrial estate is well established with neighbouring occupiers including engineering, fabrication and construction facilities.

Banff is a popular coastal town in Aberdeenshire and alongside Macduff represents a significant service and employment centre for the region. The town has a varied economic base with major employment opportunities being in fishing, farming, estate working, healthcare and tourism.

## Accommodation:

The subjects comprise several interlinked industrial buildings, formerly operated as a waste recycling centre, within a site extending to 0.59 hectares (1.38 acres) or thereby.

The buildings comprise the following approximate Gross Internal Area:

Main Building:	952.8 sq.m	(10,256 sq.ft)
Office/Staff Area:	48.3 sq.m	(520 sq.ft)
Security Lodge:	8.7 sq.m	(94 sq.ft)
<b>Total:</b>	<b>1009.8 sq.m</b>	<b>(10,870 sq.ft)</b>

The subjects provide extensive useable yard area extending to approximately **670 sq.m** and comprising a mixture of concrete and hardcore.

## Description:

The **main building** comprises three interlinked workshops of steel and concrete portal frame construction, clad externally in profile sheet cladding. A lean-to building adjoins the east elevation. Eaves height varies through the buildings but offers a maximum eaves of 8.5m. Ample vehicular access is provided by multiple roller shutter doors to all 4 elevations.

Attached to the east elevation of the industrial building is a single storey **office/staff area** of rendered blockwork construction under a flat roof. This area can be accessed internally, from the workshop demise, or accessed externally from the yard area. Internally, it is configured to provide an office, a tea preparation area, a male and female WC facilities.

At the main site entrance gate there is a small **security lodge** which is of rendered blockwork construction under a corrugated sheet roof. Internally, there is one small room which overlooks the site. Adjacent to the security lodge is a weighbridge that is to be removed by the seller.

## Services:

It is understood that the subjects are served by mains water and electricity with drainage to the mains sewer. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services and any impact on proposed development.

## Rating Information:

The Valuation Roll shows a rateable value for the property, effect from 1 April 2017 of £33,250.



The proposed occupier 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](mailto:business.rates@aberdeenshire.gov.uk).

## Planning:

The subjects were last operated as a waste recycling centre and lie within an area 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](mailto:planning@aberdeenshire.gov.uk)

## Ground Conditions:

In accordance with legislation, Aberdeenshire Council have obtained an Acceptance of Surrender and Certificate of Completion from the Scottish Environmental Protection Agency (SEPA) in connection with a previous waste management licence. This certificate confirms SEPA is satisfied that 'the condition of the Land so far as that condition is the result of the use of the Land for the treatment, keeping or disposal of waste (whether or not in

pursuance of the Licence), is unlikely to cause pollution of the environment or harm to human health'.

Purchasers are required to satisfy themselves on all reports, surveys, services, ground conditions and other environmental information.

## Energy Performance Certificate:

The property has an energy performance certificate rating of C.

## Price:

Offers over £150,000 are invited.

## Tenure:

Outright ownership

## 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.

# Property Particulars



## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **Viewing Arrangements:**

For viewing or further information, please contact:

Laumon Dougall

T: 01467 534 786

E: [Laumon.Dougall@aberdeenshire.gov.uk](mailto:Laumon.Dougall@aberdeenshire.gov.uk)

## **Offers:**

Any persons who wish to submit an offer to acquire 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 acquire must state the premium/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:** April 2021 V2



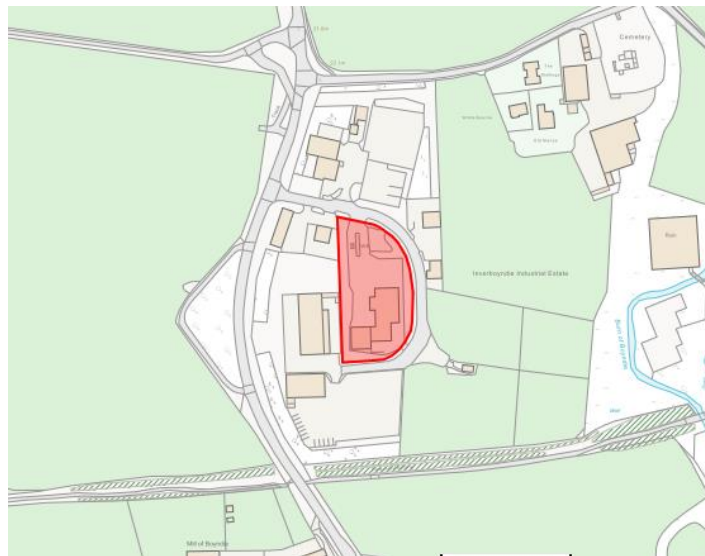
# Property Particulars



## Location Plan



## 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.