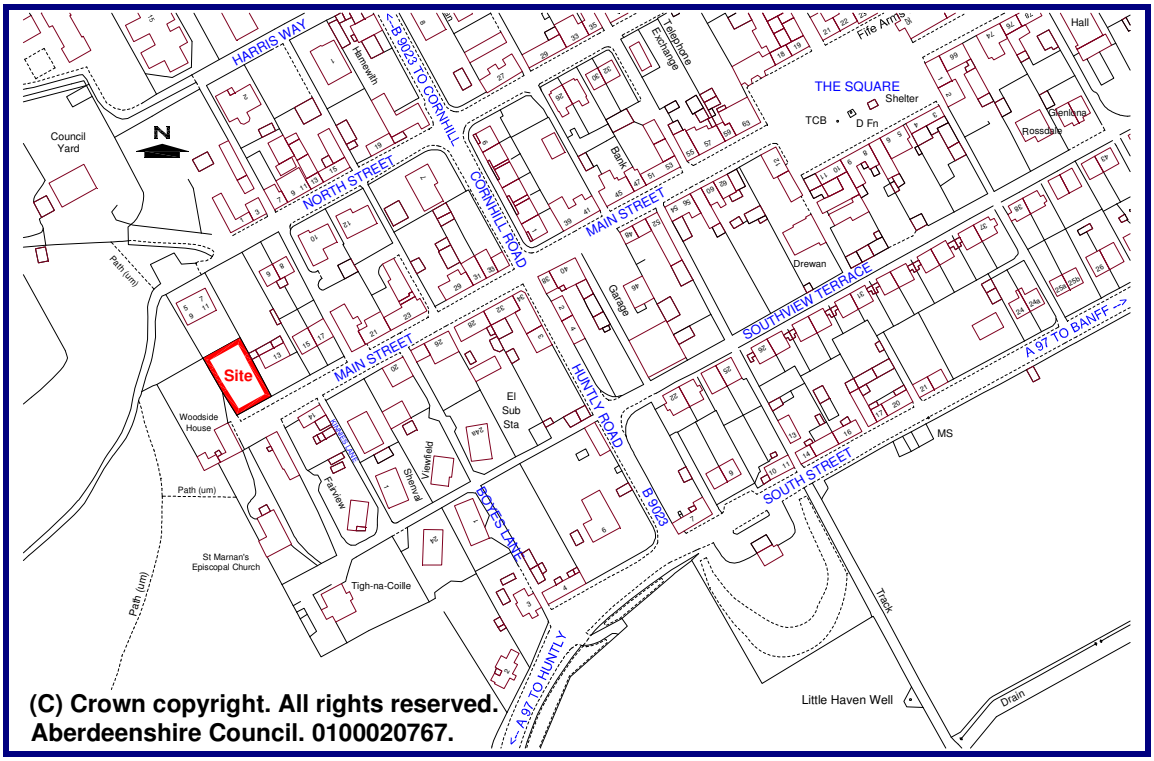
Aberdeenshire COUNCIL

PROPERTY PARTICULARS



(C) Crown copyright. All rights reserved.
Aberdeenshire Council. 0100020767.

FOR SALE

"UNDER OFFER"

Development Opportunity
Main Street
Aberchirder AB54 7SY

www.aberdeenshire.gov.uk/property

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

Location:
The development plot is located in the rural village of Aberchirder in close proximity to the local amenities and services.

Directions from Aberdeen/Huntly
Travel or join the A97 road to Aberchirder from Huntly. On entering Aberchirder turn left onto B9023/Huntly Road and then take second left onto Main Street. Continue to the top of Main Street. The site is on your right hand side.

Directions from Banff/Macduff
Travel on the A97 road to Aberchirder/Huntly. On entering Aberchirder turn right onto North Street and then first left onto Main Street. Continue on Main Street past the Square until you reach the most Westerly point of Main Street. The site is on your right hand side.
Extract plans are provided showing the location and approximate boundaries of the subjects.

The Plot:
The development plot has an area of 438 square metres (**0.0438** Ha) or thereby.

Services:
Mains electricity, water and drainage services are located in close vicinity.
However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Council Tax Banding / Rating Information
Interested parties should consult with Grampian Valuation Joint Board directly with their development proposals.

Grampian Valuation Joint Board, Mitchell Burnett House, Colleonard Road, Banff, AB45 1DZ, Tel (01261) 819381 Email banff@grampian-vjb.gov.uk

Planning:
The site is within the Aberchirder Conservation area. It is understood Class 9 of the Town and Country Planning (Use Classes)(Scotland) Order 1997 (residential use) may be looked upon favourably.

However, it is the purchaser's responsibility to ensure the subjects are suitable for their purpose. Interested parties should consult with the Local Planning Authority directly – Planning Service, Aberdeenshire Council, Town House, Low Street, BANFF AB45 1AY, Tel (01261) 813207.

Price:
Offers over £15,000 are invited.

VAT:
VAT is exempt from the Sale price.

Date of Entry:
The plot will have the benefit of vacant possession and is available upon conclusion of the legal formalities.

Viewing Arrangement:
The plot is available for inspection at anytime.

Offers:
Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen. AB16 5GB, either in writing or by telephoning Aberdeen (01224 664255).

All persons who have requested that their interest in the property be noted will be sent details of the closing date once it has been set 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 must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may not be considered.
The Council is not bound to accept the highest or any offer.

Conditions of Sale:
The site will be sold subject to any existing servitudes, rights and wayleaves. The Purchaser will be held to have satisfied themselves as to the nature of all such servitudes, rights and wayleaves, if any.

Each party will be responsible for their own legal and other expenses incurred as a consequence of this transaction.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991:
These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and you are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. You are strongly advised to verify their condition prior to submitting an offer to purchase.

Any plans, areas, measurements of distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given in good faith and prospective purchasers should satisfy themselves on such matters prior to submitting an offer.

NOTICE TO PROSPECTIVE TENDERERS

May I take this opportunity of bringing to your attention the following important notes regarding the submission of tenders.

- It is the responsibility of each tenderer to ensure that the tender is received at the office of the Head of Legal and Governance, Woodhill House, Westburn Road, Aberdeen, AB16 5GB before 10.30 a.m. on the closing date detailed in the attached Tender Document.

LATE AND FAXED TENDERS WILL <u>NOT</u> BE ACCEPTED

- Tenders received after the closing time might not be considered and may be opened, identified and returned to the sender.

- The use of outside agents as Couriers, British Rail, Red Star, Royal Mail, DX Exchange or other similar organisations, may not necessarily guarantee delivery by the required date and time especially during inclement weather. <u>It is the responsibility of the tenderer to ensure that the tender is timeously received at the above mentioned office.</u>

- The orange tender envelope which has been supplied with this Tender for use by prospective tenderers has been specifically selected so that it is clearly identifiable when received in Woodhill House with other mail. Should you enclose it within a standard envelope or send it by courier services within their special envelopes, the word "**TENDER**" together with the closing date must be prominently displayed with the address on these envelopes for the ease of identification on arrival at Woodhill House.

- If your tender documents are larger than the envelope provided please tape the orange envelope to the outside of your package to ensure the tender information is clearly visible.

- All tenders which are delivered by hand, or sent by courier service should be delivered to the Main Reception Desk, Ground Floor, Woodhill House, Westburn Road, Aberdeen, AB16 5GB where a receipt will be given detailing the date and time of receipt of the tender.

<u>Location Plan</u>:

