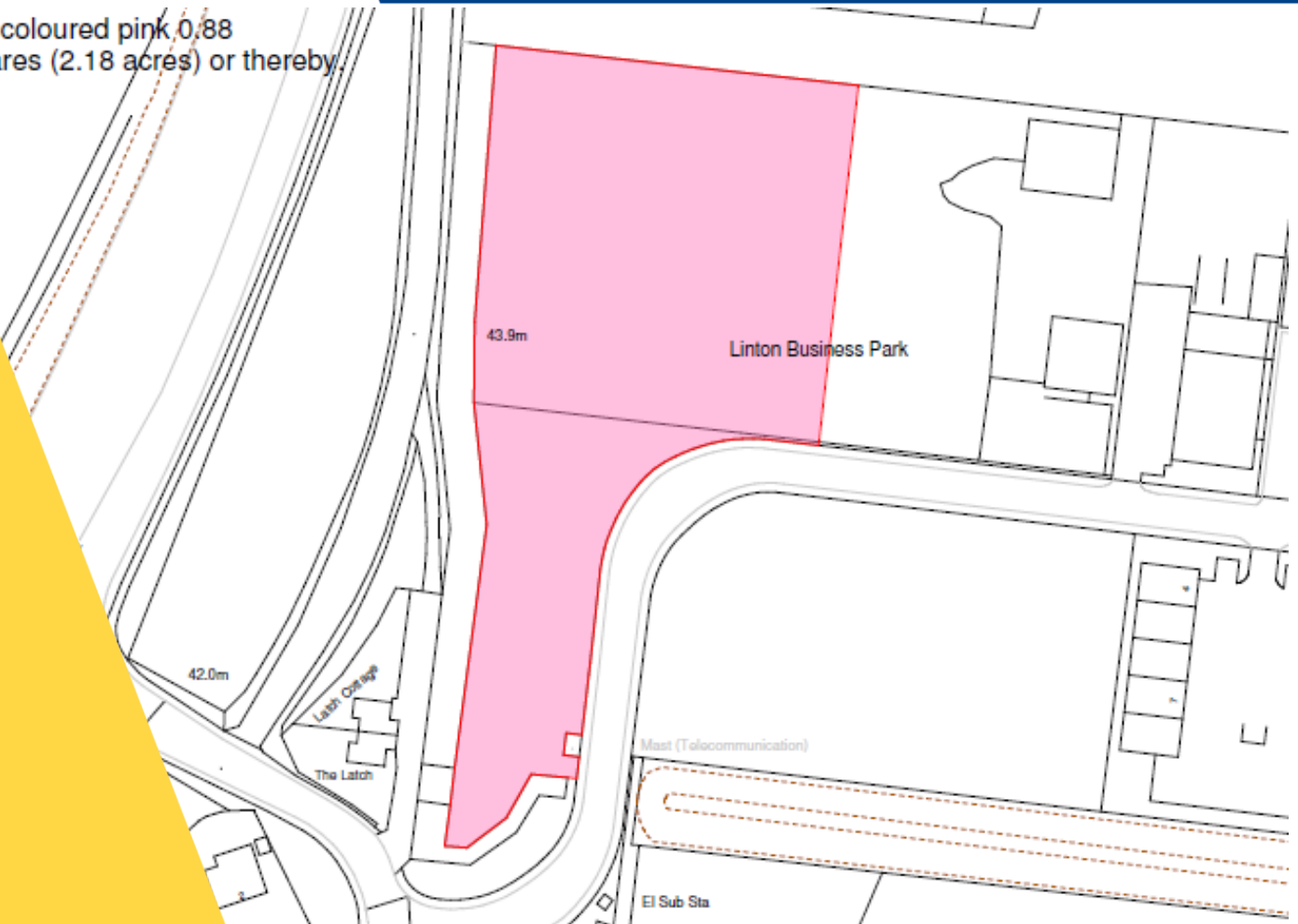


Area coloured pink 0.88
hectares (2.18 acres) or thereby.



Development Opportunity Serviced Site

LINTON BUSINESS PARK

Gourdon

- Serviced Site
- Subdivision considered
- 0.88 hectares (2.18 acres)
- Immediate availability

Asking Price £60,000 per acre

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

LINTON BUSINESS PARK

Gourdon

Location:

The subjects are located in Linton Business Park situated on the northern outskirts of the village of Gourdon. Gourdon is located some 28 miles south of Aberdeen via the A90 and A92. Gourdon is a small fishing village located on the Kincardine and Mearns coast with convenient access to the A90.

Description:

The site extends to approximately 0.88 hectares (2.18 acres) and offers the opportunity for development. The area is reasonably level.

Services:

Services are believed to be adjacent to the sites however prospective occupiers should check the availability and capacity of 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:

It is considered that the site is suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01569 768300 or email:

planning@aberdeenshire.gov.uk

Price:

£60,000 per acre.

VAT:

The land is not opted to tax.

Legal Costs:

In accordance with normal practice, the purchaser/ingoining tenant will be responsible for all legal costs and other expenses.

Land & Building Transaction Tax (LBTT):

The purchasers will be responsible for any LBTT levied on the price.

Date of Entry:

To be agreed on completion of formal missives.

Offers:

For more information or to submit an offer for the property parties should note their interest with the Estates Team, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Estates Admin

T: 01467 469261

E: estates@aberdeenshire.gov.uk

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

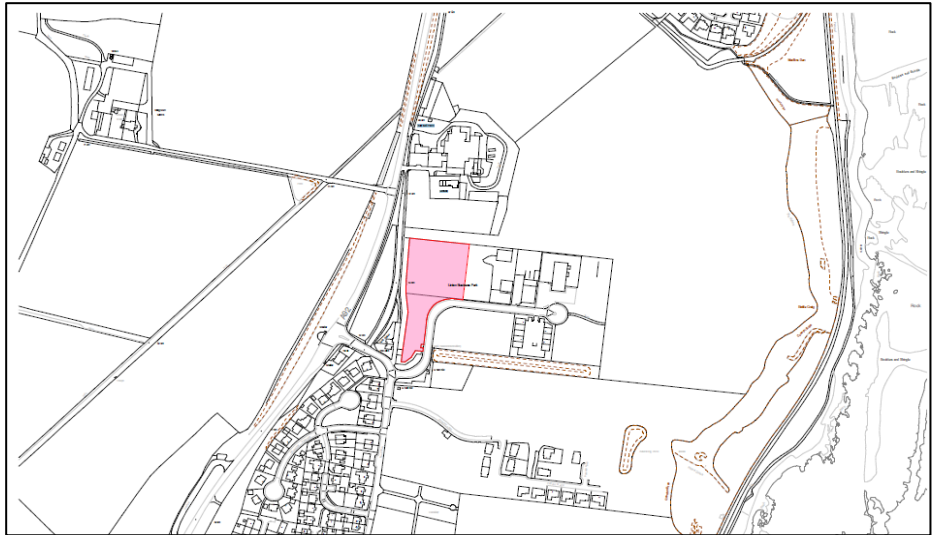
Email estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

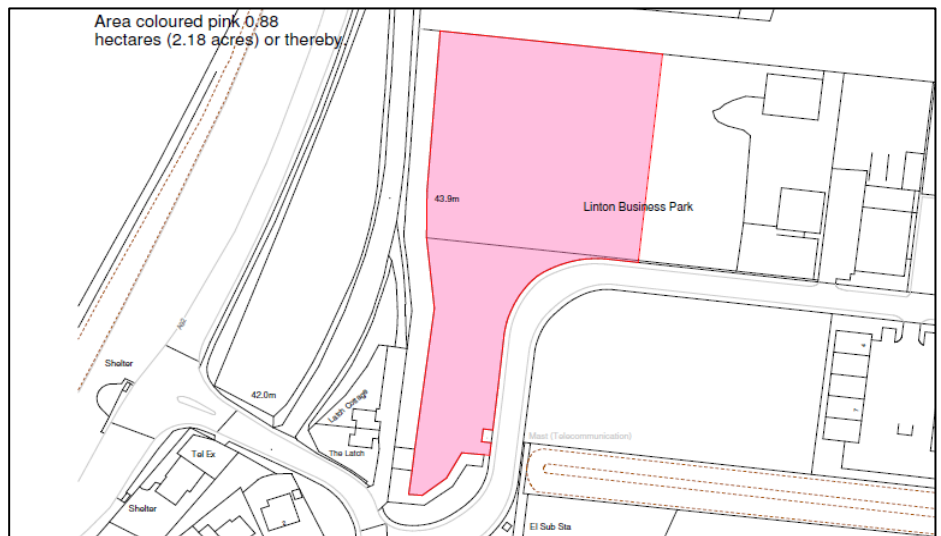
LINTON BUSINESS PARK

Gourdon

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.

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Date of publication: May 2026