



## Development Site for Sale **ABERCHIRDER INDUSTRIAL ESTATE**

Cornhill Road, Aberchirder, AB54 7AA

- Zoned Industrial/Business land
- Gross site area approx. 1.15 Hectares/  
2.84Acres

**Offers Over £80,000**

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR SALE

# LAND SALE ABERCHIRDER INDUSTRIAL ESTATE

## **Location:**

The subjects are located in the village of Aberchirder which is located approximately 9 miles south of Banff and 13 miles north of Huntly. The site is situated on Cornhill Road, a short distance from the village centre.

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

## **Description:**

The subjects comprise a field adjacent to the existing Aberchirder Industrial Estate extending to approximately 1.15 Hectares / 2.84 acres or thereby together and offers the opportunity for development of industrial; business or storage/distribution uses.

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

## **Services:**

Interested parties must satisfy themselves regarding the location and capacity of services.

## **Planning:**

All planning enquiries should be directed to:

Banff & Buchan Area Planning Office, Town House, Low Street, Banff, AB45 1AY

T: 01467 539819

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

## **Price:**

Offers over £80,000 are invited.

## **Land and Buildings Transaction Tax (LBTT):**

The purchaser will be liable for any applicable LBTT and registration dues which may be payable.

## **VAT:**

Not VAT applicable.

## **Legal Costs:**

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

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## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **Viewing Arrangement:**

The site is open and unfenced. Access via Aberchirder Industrial Estate access road. Any queries should be directed to:

T: 01467 469261

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

## **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, 01467 536116. 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.

## Location 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.

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