

For Sale

Development Site Suitable for Retail / Leisure

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Old Market Place/ Bridge Road Banff

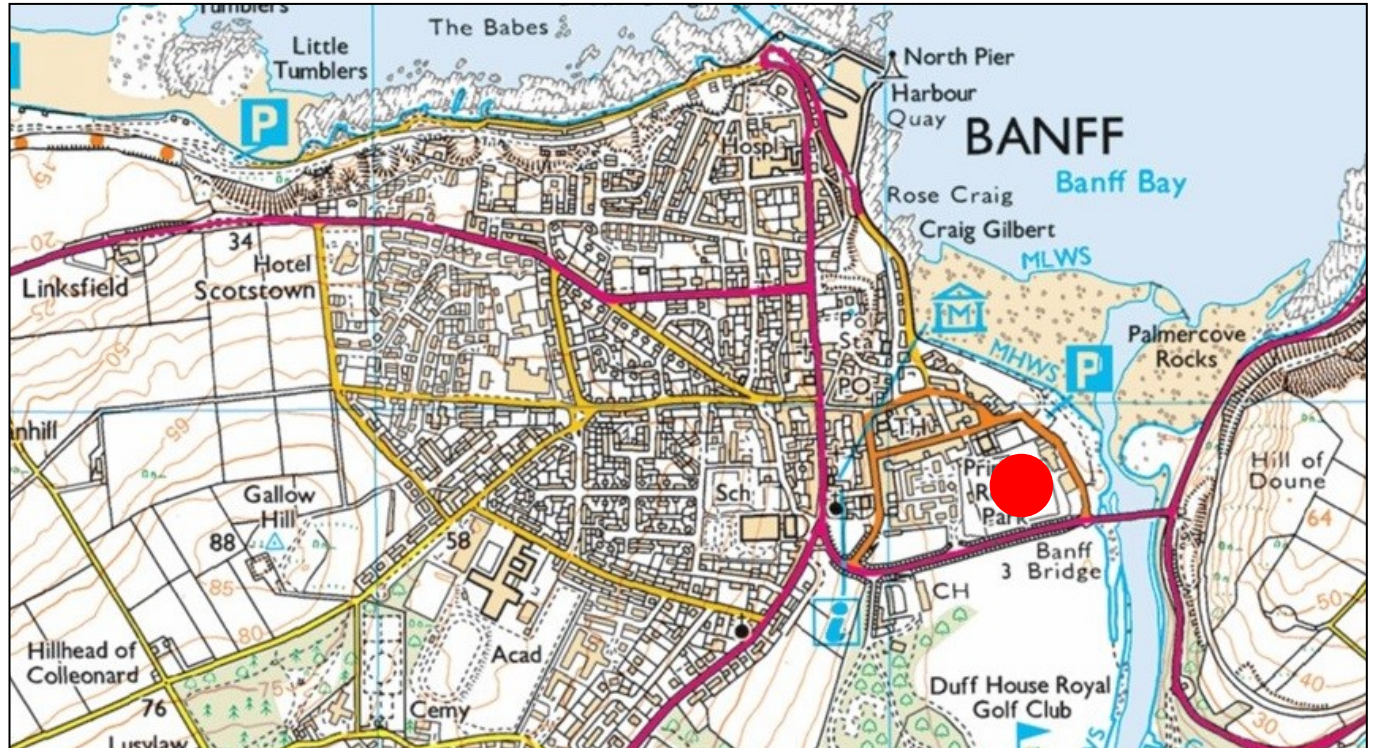
- Can be sub-divided into three sites
 - Site 1 1.01 hectares (2.49 acres)
 - Site 2 0.76 hectares (1.89 acres)
 - Site 3 1.77 hectares (4.37 acres)
- Prominent town centre location
- Suitable for a variety of uses including retail and leisure, subject to planning.



Location

Banff is a traditional county town within the Banff and Buchan area of Aberdeenshire, situated approximately 46 miles north-east of Aberdeen City, 26 miles west of Fraserburgh and 11 miles north of Turriff.

Banff lies on the main A98 Fraserburgh to Fochabers coastal road and is the northernmost settlement on the A947 road from Aberdeen and has a population of approximately 4,160 persons with a wider catchment of 11,480 persons.



Description

The subject site is situated within the south-east of the town centre and is bounded by the A98 to the south, Bridge Road to the east and Old Market Place to the north. The site is easily accessible within the town centre.

The Site

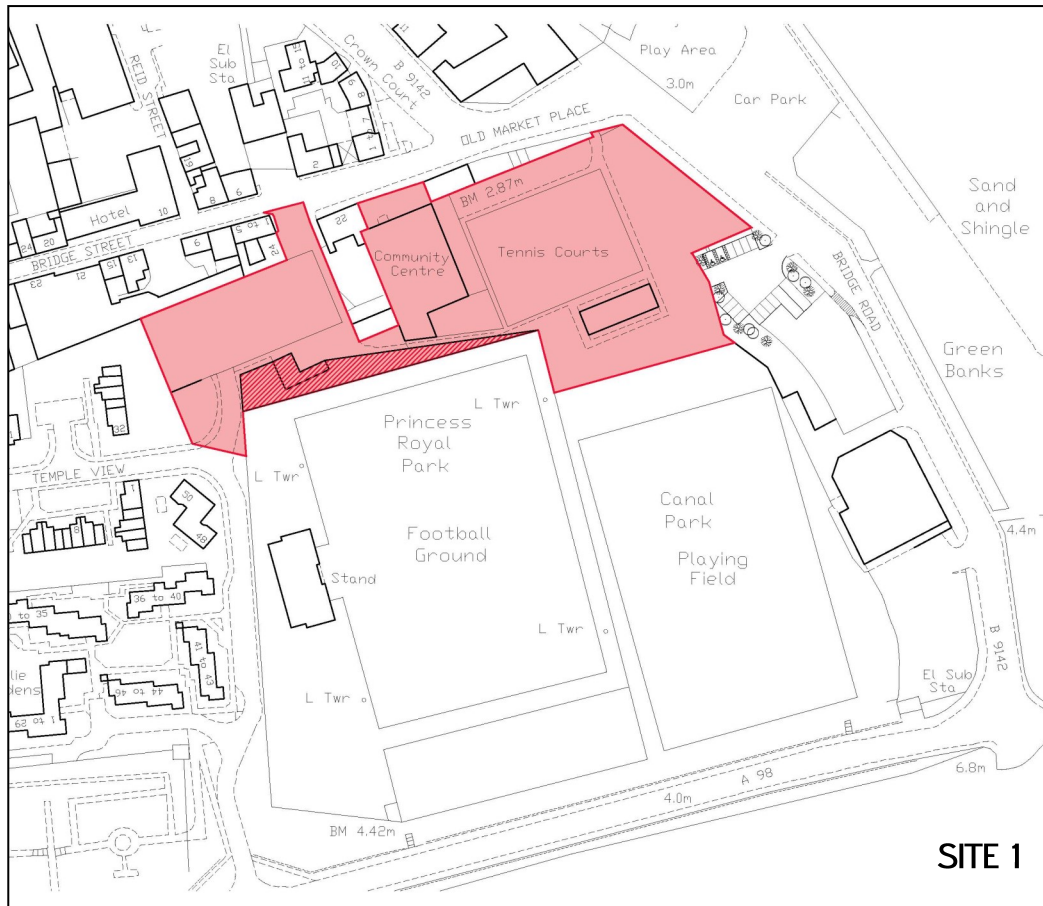
The subjects comprise a site area of approximately 2.18 hectares (5.39 acres) and has accessibility from the A98 to the south, Bridge Road to the east and Old Market Place to the north. The site is offered in part or whole and may be suitable for a variety of uses.

Planning

The subjects are situated within the designated town centre of Banff as defined within the 2017 Local Development Plan. The site lies within a Conservation Area.

Aberdeenshire Council have identified the site for consideration of retail development to benefit the town centre. Development of this type would be encouraged in order to enhance the viability and vitality of Banff town centre.

For further information on planning, please contact Aberdeenshire Council's Planning service on 01261 455811.

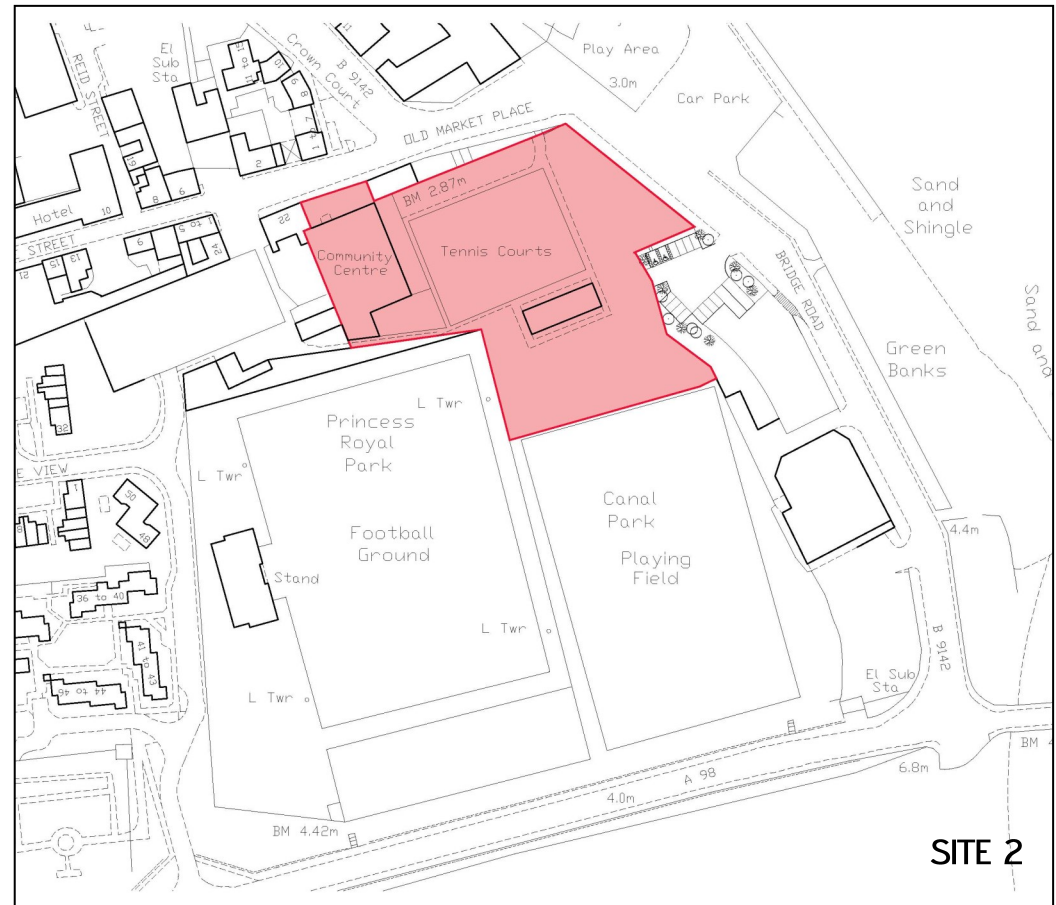


SITE 1

Common Good & Historic Scotland

The site forms part of Common Good land, therefore once a purchaser has been identified, a disposal process will be implemented. Please note there is a Listed wall around part of the site.

Further details are available upon request.



SITE 2

Areas

The site is available in whole or in part as follows:

Site 1	101 hectares	(249 acres)
Site 2	0.76 hectares	(1.89 acres)
Site 3	1.77 hectares	(4.37 acres)

Sale

Offers are invited for the outright ownership of either the site as a whole or in part. It is anticipated that a closing date will be set in due course where offers will be invited. Interested parties should register their interest through the sole selling agents. The Council can also offer a long term Grassum Ground Lease if required.

Legal Costs

Each party will be responsible for their own legal costs incurred, with the ingoing purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

Value Added Tax

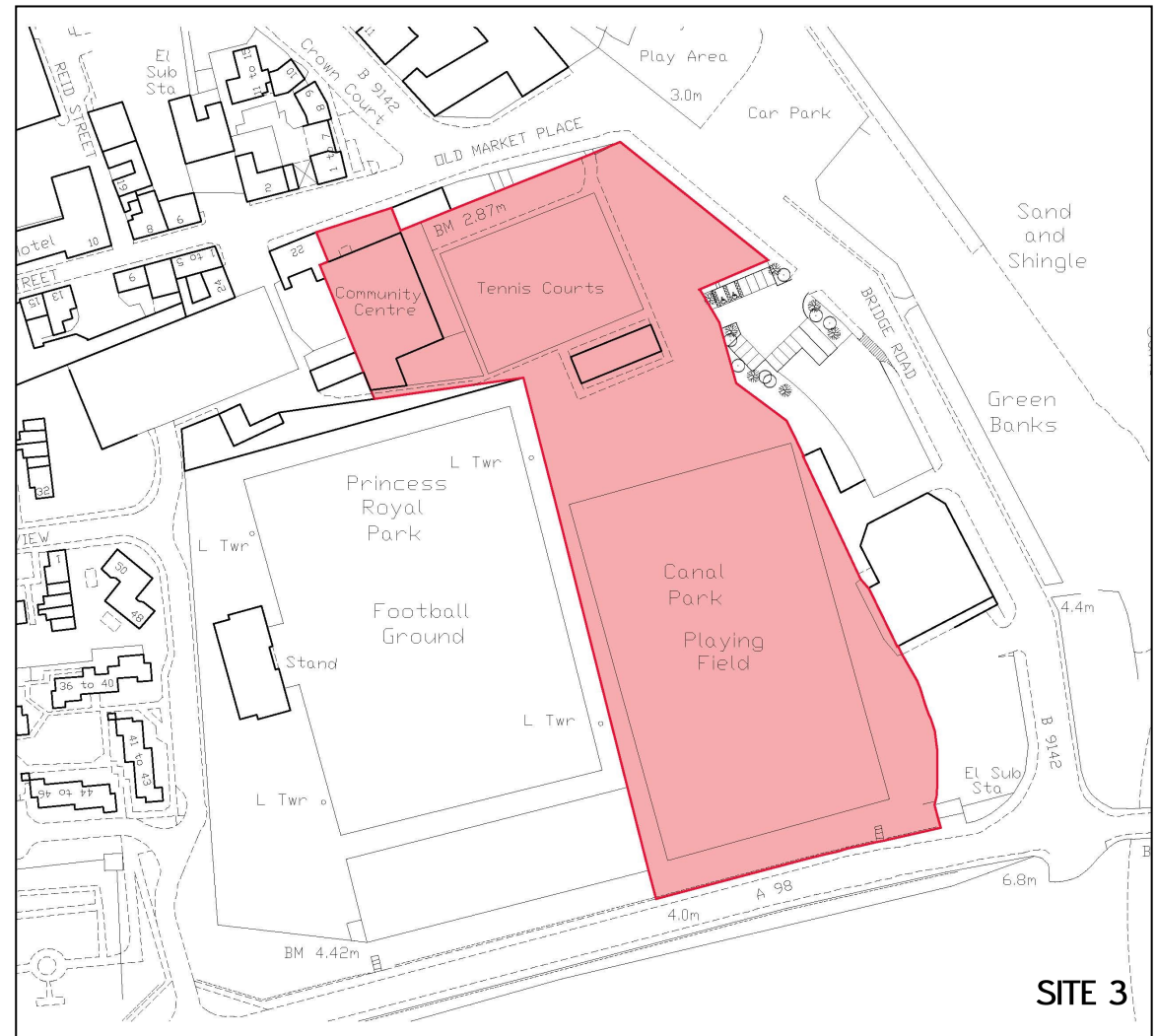
This site has not been opted to tax and will be exempt from VAT.

Viewing and Further Information

For further information, please contact the sole selling agents:

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