



Site for Sale / Long Lease

ABERCHIRDER INDUSTRIAL ESTATE

Cornhill Road, Aberchirder, AB54 7AA

- Industrial/Business land and storage shed
- Gross site area approx. 295.sqm.
- Gross Internal Area of Shed 58.36.sqm.

Offers Over £15,000

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

FOR SALE

SITE AT 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 surfaced site extending to approximately 295sqm or thereby together with a storage shed extending to 58.36sqm or thereby and offers the opportunity for 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.

Rating Information:

The site and shed is entered in the Valuation Roll as store – rateable value £1,200. Please contact Grampian Assessors for further details.

Phone: 01261 815516

Email: banff@grampian-vjb.gov.uk

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

Price:

Offers over £15,000 are invited.

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Land and Buildings Transaction Tax (LBTT):

The purchaser / ground lease tenant will be liable for any applicable LBTT and registration dues.

Tenure:

The land and shed is offered for outright sale, or on the basis of a 175-year ground lease subject to a grassum (premium) payment in lieu of annual rent.

VAT:

Not VAT applicable.

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Legal Costs:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement:

The site is available to view without appointment by going along to the site. The sliding door on the shed is unlocked and should be closed after viewing its interior. For further information, please contact:

T: 01467 469261

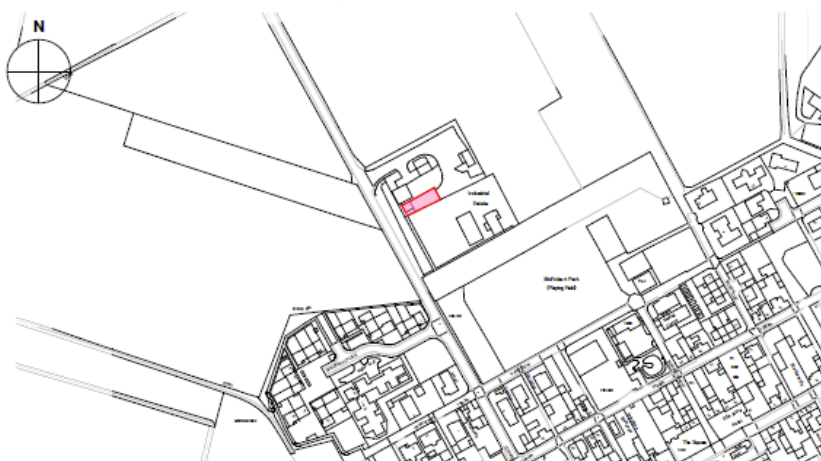
E: estates@aberdeenshire.gov.uk

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.

Site/Location Plan:

Ground at Aberchirder Industrial Estate



1 Location Plan
1 : 2500



2 Site Plan
1 : 150



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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