

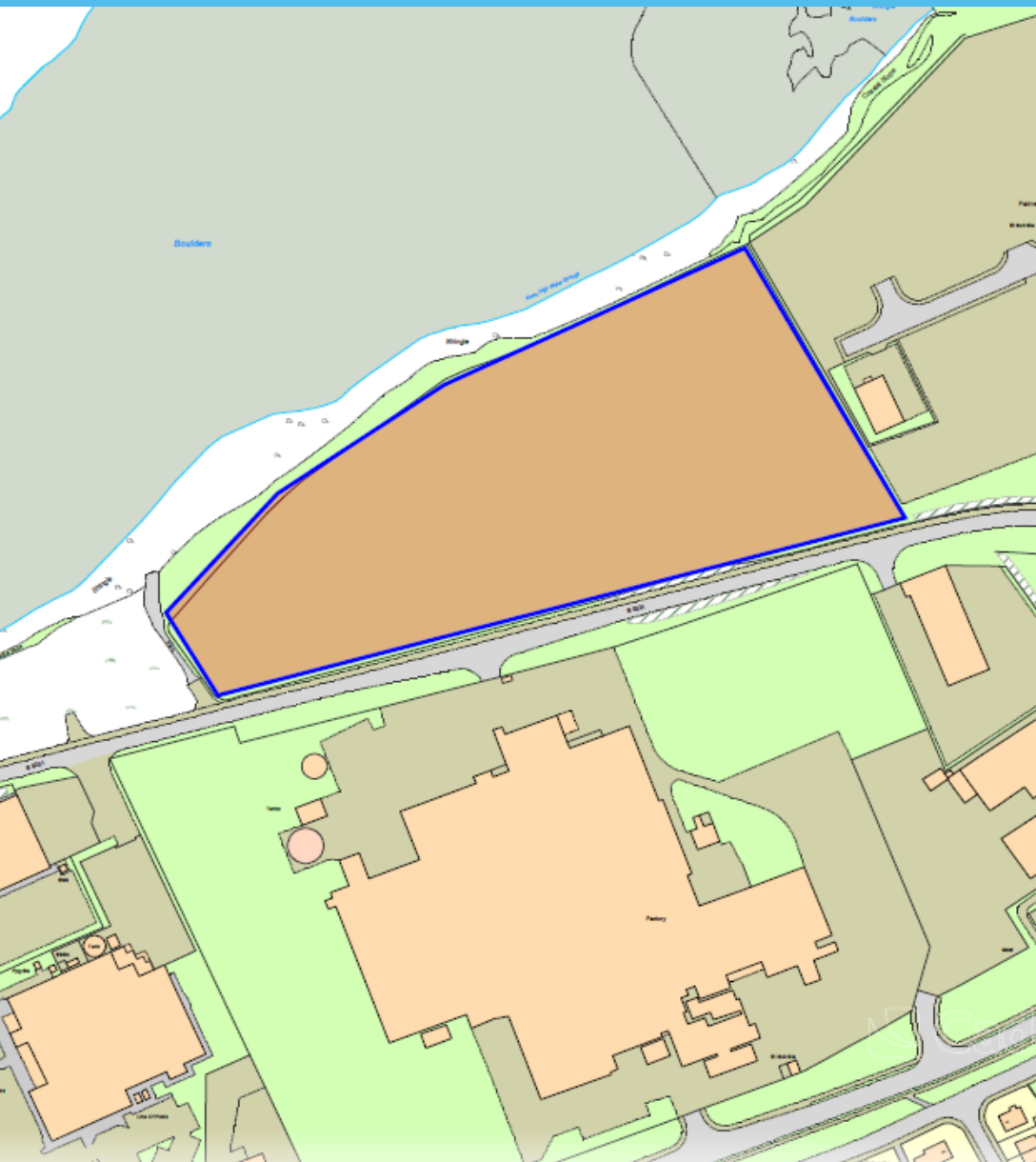
ON THE INSTRUCTIONS OF



Ryden.co.uk
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25 Albyn Place, ABERDEEN AB10 1YL

FOR SALE DEVELOPMENT OPPORTUNITY SUBJECT TO GRASSUM LEASE (MAY SUB-DIVIDE)



Fairney Industrial Estate
West Shore Road
Fraserburgh
AB43 9LG

Site Area:
3.08 Hectares (7.6 Acres)

Viewing is by arrangement with
the selling agent.

Contact:
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Location:

The subjects are located in the town of Fraserburgh which is approximately 40 miles north of Aberdeen. The site is situated adjacent to West Shore Road, a short distance from Fraserburgh town centre and the busy harbour area.

Extract plans are shown above showing the location and extent of the subjects.

Description:

The subjects comprise a development site extending to approximately 3.08 hectares (7.6 acres or thereby) and offers the opportunity for industrial, business or storage/distribution uses subject to obtaining the necessary consents.

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

Services:

We understand the site is served with mains electricity, drainage and water. Interested parties must satisfy themselves regarding the location and capacity of services.

Rating:

The site is not currently entered in the Valuation Roll and any development would require a new assessment. Please contact Grampian Assessors for further details.

Tel: 01261 815516

E-mail: banff@grampian-vjb.gov.uk

Planning:

All planning enquiries should be direct to:

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

Tel: 01261 455811

E-mail: bb.planapps@aberdeenshire.gov.uk

Developer Obligations:

If it is intended to have any sort of residential use on the site then Developer Obligations may be payable. The Developer Obligation team can be reached on:

Tel: 01467 536928

E-mail: developerobligations@aberdeenshire.gov.uk

Price:

Offers over £80,000 per acre are invited.

Tenure:

The site is offered on the basis of a new 175 year ground lease, subject to a grassum (premium) payment in lieu of annual rent.

VAT:

VAT will **not** be payable on the sale price.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser being responsible for any LBTT and registration dues where applicable.

Further Information:

For further information, please contact:

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25 Albyn Place
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