

Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866 Fax: 01224 589669

FOR SALE PROMINENT DEVELOPMENT SITE



**NORTHERN ROAD
KINTORE
ABERDEENSHIRE
AB51 0YL**

Viewing is strictly by arrangement
with the sole selling agent.

**Site Area:
Approximately 2.88 Acres / 1.17
Hectares**

Contact:
**Andrew Smith
Paul Richardson**

Telephone:
01224 588866

andrew.smith@ryden.co.uk
paul.richardson@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202



Location:

The site is located on the west side of Northern Road (B987) on the northern outskirts of Kintore, in close proximity to the A96 Trunk road.

Kintore is a popular town within the heart of Aberdeenshire. It lies approximately 13 miles north-west of Aberdeen City and circa 3 miles south-east of Inverurie. Kintore has a population of circa 5,000 people and benefits from excellent services and amenities in addition to first-rate transport links.

Kintore is also becoming established as a business location, with a range of industrial and office occupiers now established in the town. Further expansion of the town is planned with a range of residential and commercial developments in the pipeline.

Description:

The site comprises a triangular shaped open site to the northern outskirts of the town accessed off Northern Road (B987). Northern Road provides direct access to Kintore Town Centre and the A96 Trunk road. The site lies approximately 100 yards from the main roundabout which provides access to Kintore's bypass and subsequently the wider trunk road network.

Planning:

The site is identified in the 2012 Aberdeenshire Local Development Plan as Site Bus2 (Business Uses). The site is therefore reserved primarily for employment use.

This ALDP makes reference to the site requiring a Masterplan if any detailed application which included housing were to be made.

Any interested parties should make enquiries on planning matters to Aberdeenshire Council.

Site Area:

The site extends to approximately 2.88 acres (1.17 hectares).

Price:

Offers are invited.

Clawback Agreement:

Our client reserves the right to impose either a Clawback Agreement or Economic Burden on the sale. This will be dependent on the offer(s) received. Should this not be acceptable, it should be clearly stated in any offer submitted.

Closing Date:

Our client reserves the right to set a closing date should they wish. Details in this regard can be provided via the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date in due course.

Viewing & Offers:

Any parties looking to view, note interest or offer for the site should do so in the first instance via the sole selling agent.

VAT:

All purchase prices will be exclusive of VAT at the standard rate at the time of sale.

Legal Costs:

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

Entry:

Immediate upon the conclusion of legal formalities.

Further Information:

For further information, please contact:

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866
Fax: 01224 589669

E-mail: andrew.smith@ryden.co.uk
paul.richardson@ryden.co.uk

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