FG Burnett

FOR SALE

Site at 39 North Street, Aberchirder, Huntly, AB54 7TH

2,200 sq.m | 0.54 acres

/// CANDLE.WELFARE.TWITCHES

Location

The site is situated on North Street in Aberchirder, a rural village in Aberdeenshire, approximately 6 miles west of Turriff and 12 miles north of Huntly. The village has a population of approximately 1,200 and benefits from a range of local amenities, including a primary school, GP practice and convenience store.

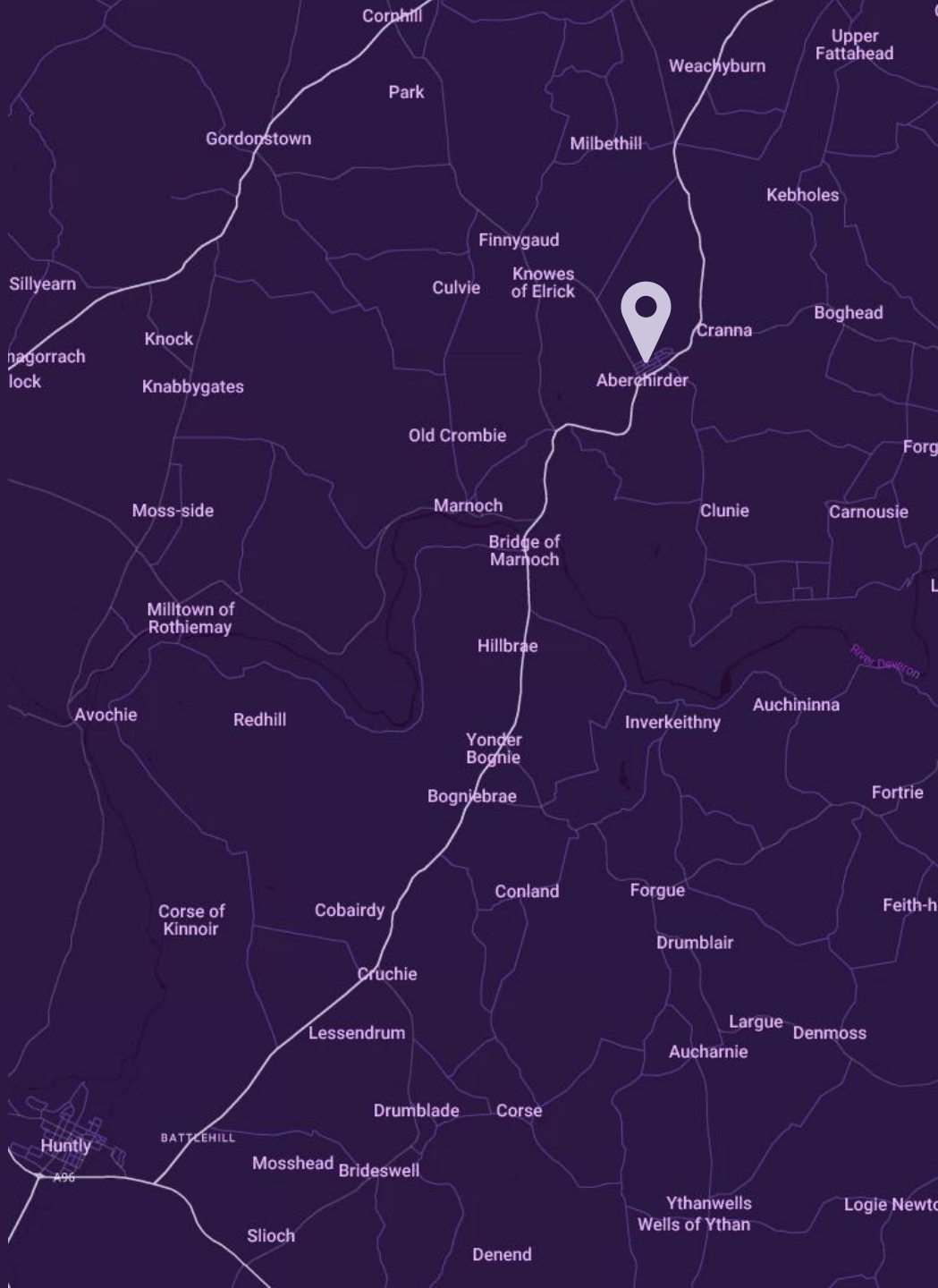
The village benefits from road links to Turriff via the B9025 and Huntly via the A97, providing access to a wider range of amenities and services.

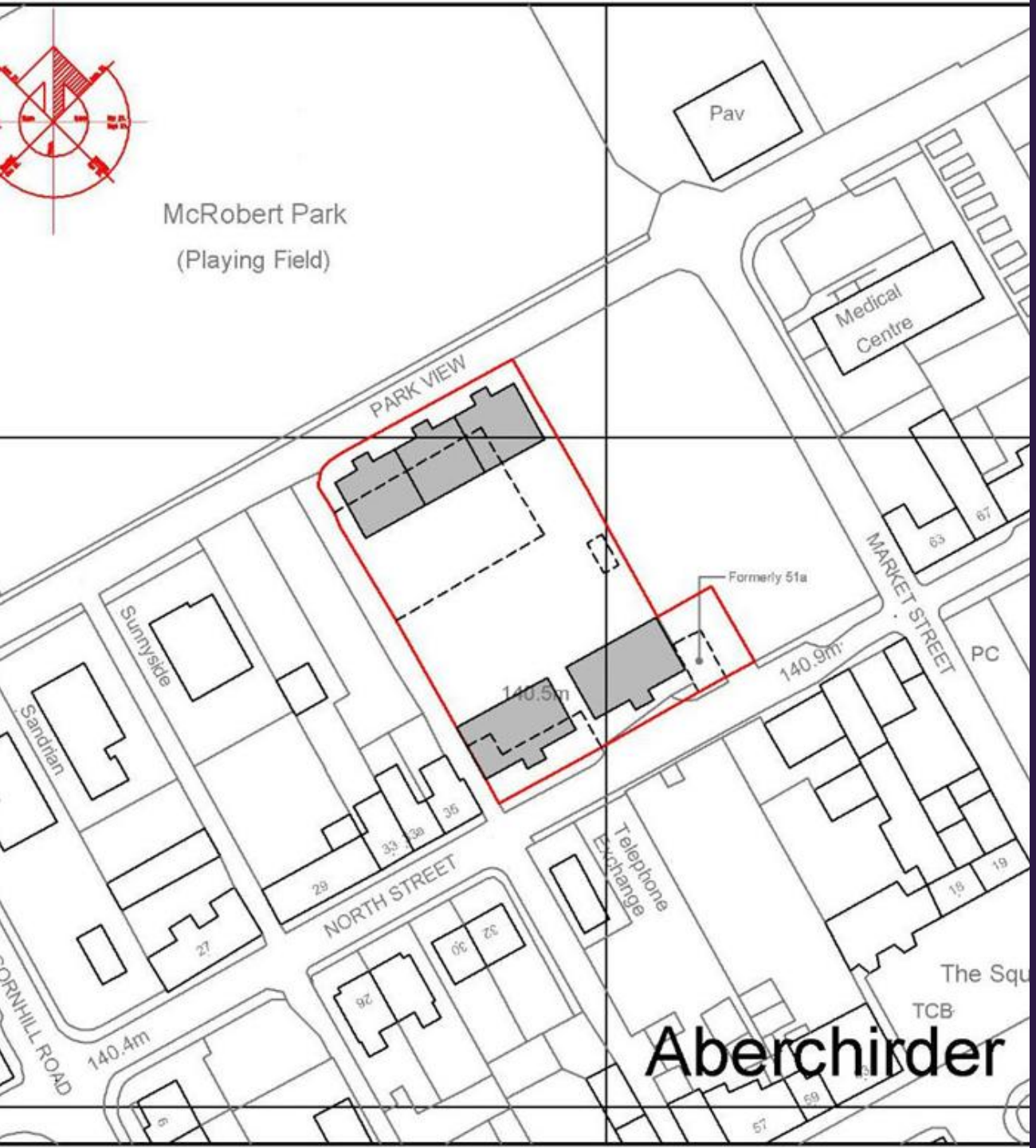
The site is bound by Parkview to the north, an access lane to the west, and North Street to the south providing the primary frontage to the site. The wider surrounding area is predominantly rural in character, with Aberchirder serving as a local residential settlement for the surrounding countryside

Description

The subjects present a development opportunity (subject to relevant planning permission) and consist of a cleared brownfield site formerly used as a haulage yard. The site is surfaced primarily in a mix of tarmac and concrete.

The site is bound by stonework walls to the northern, western and eastern elevations, with the southern elevation being open. There is a vehicle access entrance from North Street on the southern boundary.





Accommodation

The site has been measured using online mapping tools and the following approximate site areas calculated:

AREA	SQ.M	ACRES
Total Site	2,200	0.54

Planning

The site presents a development opportunity and may be suited for a number of development uses (subject to planning) including a residential scheme or commercial yard.

The site has previously benefitted from approved planning permission for the development of 3 houses and 12 flats (shown left). This permission has now lapsed however could form the basis of a new application. More details of the planning permission are available here: APP/2019/0462 | Erection of 3 Dwellinghouses and 12 Flats | Site At 39 North Street Aberchirder Aberdeenshire

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

Rent/Price

£95,000 excl. VAT for our client's heritable interest in the site. While unconditional offers are preferred, our client will consider conditional offers on their individual merits.

Rateable Value

The site is not currently entered into the Valuation Roll.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk.

EPC

Under current EPC regulations, an EPC is not required due to the subjects being a vacant site.

VAT

All monies quoted are exclusive of any VAT which may be payable.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary ‘Know Your Client’ identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Hollie Stevenson
t: 01224 597 533
e: hollie.stevenson@fgburnett.co.uk

Graeme Nisbet
t: 01224 597 532
e: graeme.nisbet@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

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