



FG Burnett

For Sale

Dyce Caravans, Pitmedden Road

Dyce, Aberdeen, AB21 0EY

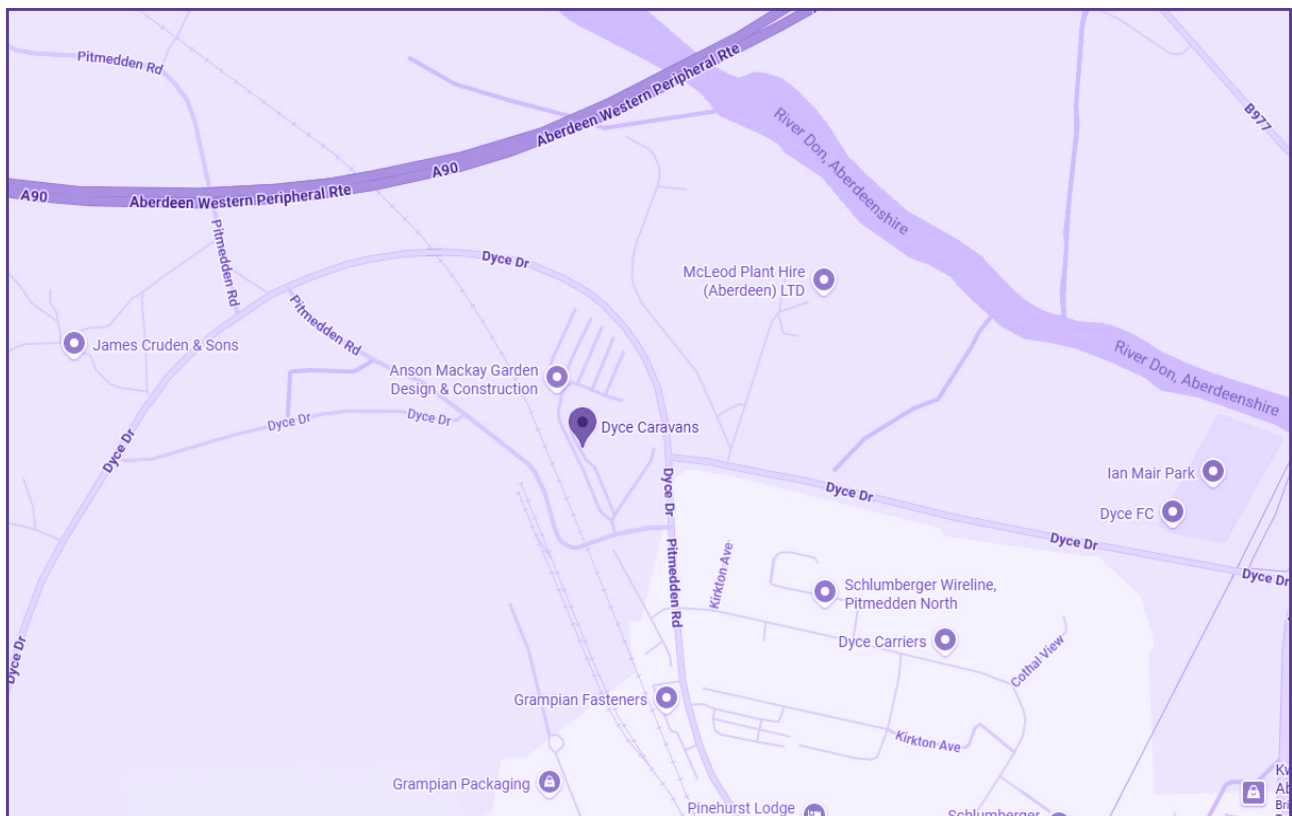
Workshop, Offices & Shop - All on a Site of
c. 3.24 Ha (8.0 Acres)

- Located in Greenbelt and part of Green Space Network
- Established Caravan Park, Repairs and Sales and 2002 Planning Consent for Workshop, Offices & Shop
- Suitable for a Variety of Green Belt Uses, Subject to Planning

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are situated on the west side of Pitmedden Road in the Dyce area of the city close to Aberdeen International Airport and the well-established Kirkhill Industrial Estate, some 7 miles north-west of the city centre.

Description

The subjects comprise a caravan and motorhome sales and storage facility contained within an irregularly shaped site which extends to 3.24 ha (8.0 acres) or thereby, comprising a site containing multiple buildings including a main building containing a repair workshop, two cabins, a wash-bay, various storage units, paint spraying booth unit and an awning showroom together with a large car park/yard storage area. The remainder of the site is surfaced via a mix of gravel, hardcore, tarmacadam and grass and is used for caravan parking, the sale of caravans and the storage of motorhomes.

The site benefits from security fencing, flood lights, CCTV and a back up generator.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following areas derived:

Main Building -

Showroom/Offices/Toilets	226.2 sq.m	2,435 sq.ft
Repair Workshop	237.9 sq.m	2,560 sq.ft
Mezzanine	286.6 sq.m	3,085 sq.ft

Office	18.3 sq.m	197 sq.ft
Cabin	14.7 sq.m	158 sq.ft
Wash Bay	34.0 sq.m	366 sq.ft
Store	16.4 sq.m	177 sq.ft
Small Store	2.8 sq.m	30 sq.ft
Corrugated Shed	44.3 sq.m	477 sq.ft
Corrugated Sheds	55.5 sq.m	597 sq.ft
Paint Spray Booth Etc	195.3 sq.m	2,102 sq.ft
Awning Showroom	79.2 sq.m	852 sq.ft
Total	1,211.2 sq.m	13,036 sq.ft

The total site area extends to approx 3.24 Ha (8.0 Acres). The site area has been calculated using online mapping software.

Tenure

The heritable interest in the site is available to purchase.

Planning

The site is designated Green Belt within the Aberdeen Local Development Plan 2023. It is also part of the Green Space Network.

There is presumption against development, however development is permitted if it supports agriculture, woodland and forestry, compatible recreation, mineral extraction and landscape renewal. In addition there are allowable exceptions for small scale expansion of a business which exists within the Green Belt Boundary, essential Infrastructure, including transport links, green energy grid connection or utilities that cannot be located elsewhere. Furthermore, the site has an established use as a caravan park and obtained planning consent for the current buildings in 2002, with a permitted use of workshop, offices and shop.

Development Restriction

The BP Forties gas pipe line runs directly under the site and as such there is a development restriction either side of the line of the gas pipe. In light of the general presumption against development, the current use and the likely end uses of the site, we do not believe that this has a material disadvantage as parking, laydown, external storage would not be affected by the restriction.

Interested parties are advised to liaise with the Aberdeen Planning Department to ensure their use is compatible and for further details on the development restriction.

Price

Offers in the region of £800,000 are invited for the benefit of my client's heritable interest.

Rateable Value

The property is contained in the Valuation Roll as having a Rateable Value of £106,000. A partial sale would require the property to be reassessed. Any incoming 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

VAT

Payable in addition to the purchase price.

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.

Option

Consideration will be given to a partial sale of the built facilities, with associated yard as shown below. A price of £400,000 is sought for the area shaded purple.





Viewings & Offers

All offers should be submitted in writing to the sole agent.

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