



FG Burnett

For Sale

Windmill Street / North Street

Peterhead, AB41 1JU

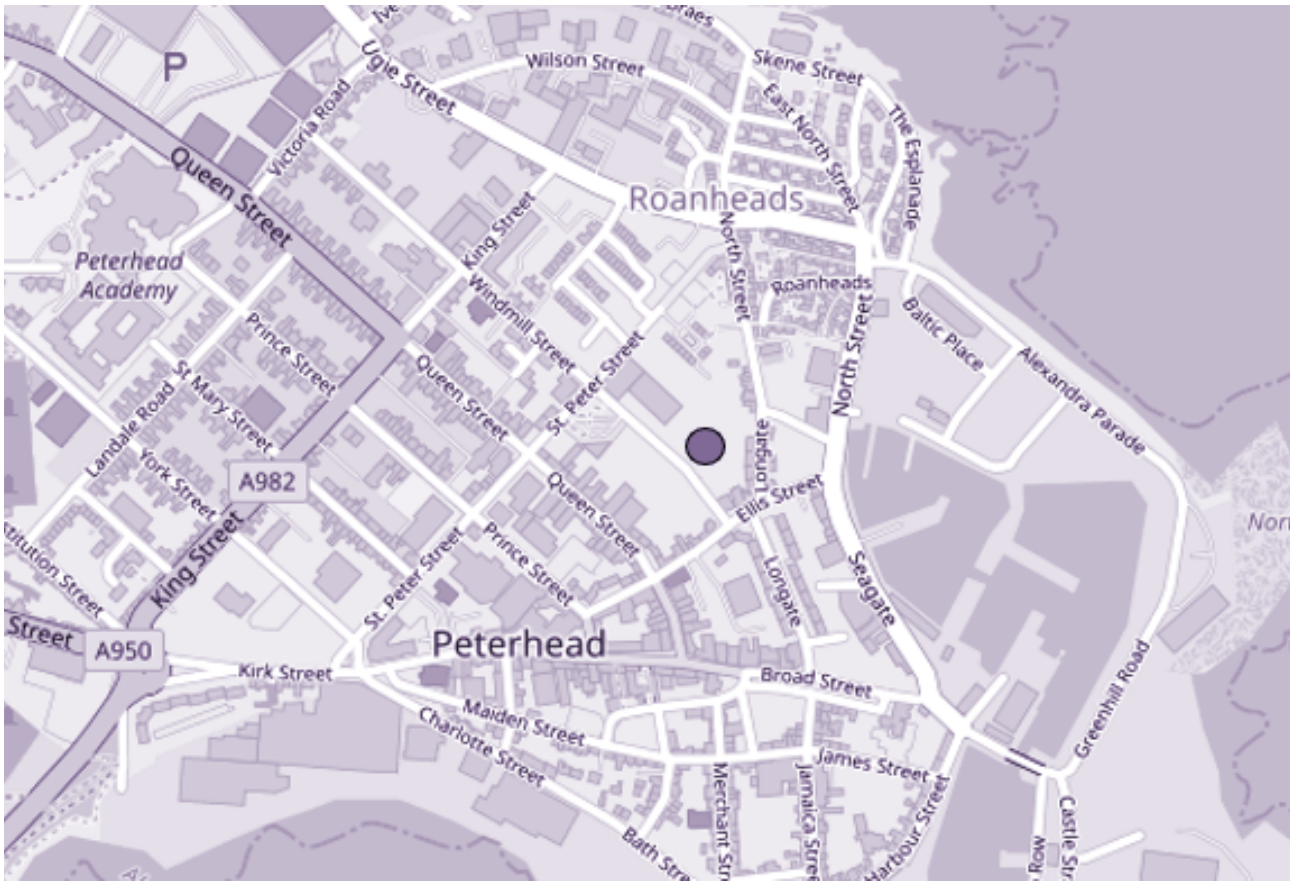
1.4 Acres | 0.57 Ha

- Town Centre Development Site
- Suitable for a variety of uses subject to planning

X | f | in

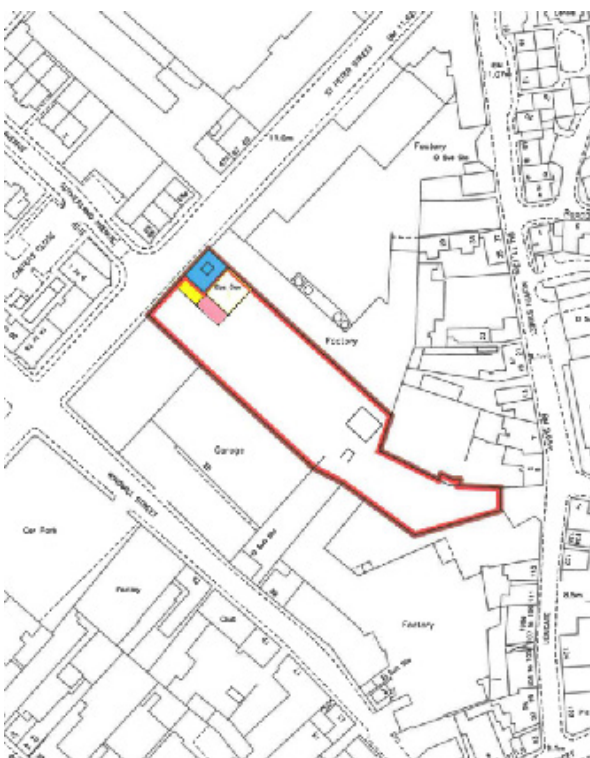
All enquiries:
01224 572 661

fgburnett.co.uk



Location

The development site is located in the heart of Peterhead town centre, within 100m of Seagate and Peterhead Harbour, making it ideal for harbour related uses. The location is shown on the plan attached.



Description

The site is reasonably regular in shape with a mix of surface finishes. The site is bound to the north and east mainly by residential uses and to the west by an industrial storage facility. Vehicular access is available from Longate. There is a boundary to St Peter Street, but at present no vehicular access is available.

Planning

The site lies within the Peterhead Settlement Area, adjacent to the area designated Town Centre. The site does not lie within a Conservation Area. We consider therefore that the site would be suitable for a variety of uses, subject to planning.

Services

We understand that the site is served by mains water, electricity and drainage. Interested parties are to satisfy themselves in relation to services.

Area

The site extends to approximately 1.4 Acres (0.57 Ha).

Pricing

On application.

Rating

The Valuation Roll shows a proposed Rateable Value of £5,700 effective from 1st April 2026.

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

Tenure

The heritable interest in the site is available.

VAT

Payable in addition to the purchase price.

Legal Costs

Each party will bear their own costs, with the purchaser being responsible for 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.

Viewings & Offers

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

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Adam Martin

t: 01224 597 527

e: adam.martin@fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.