

FOR SALE

POTENTIAL DEVELOPMENT OPPORTUNITY

DEVELOPMENT SITE AT CULTERTY BY NEWBURGH



LOCATION:

The site is located on the northern periphery of the settlement of Newburgh and approximately 14 miles North of Aberdeen. The site is located off the A97 roadway (Main Street) which runs through Newburgh in a northerly direction towards Peterhead.

The site is located in close proximity to both the Ythan Estuary and Forvie Sands. Located opposite the site is the recently developed Chap Homes development "The Quay".

DESCRIPTION:

The subjects comprise a site which extends to approximately 0.60 hectares (1.485 acres) or thereby.

The site currently accommodates a series of structures, a man-made pond and large landscaped areas. The site is bounded by a wall on the main street frontage and southern boundary with the other boundaries being undefined. We have been advised that the Council Road Departments may be willing to grant access to the site from one of two locations from Main Street and further details in this respect can be requested from the sole agents.

- ATTRACTIVE VILLAGE LOCATION
- COMMUTING DISTANCE TO ABERDEEN
- 0.60 HECTARES (1.485 ACRES)
- FIXED PRICE £400,000

VIEWING & FURTHER INFORMATION

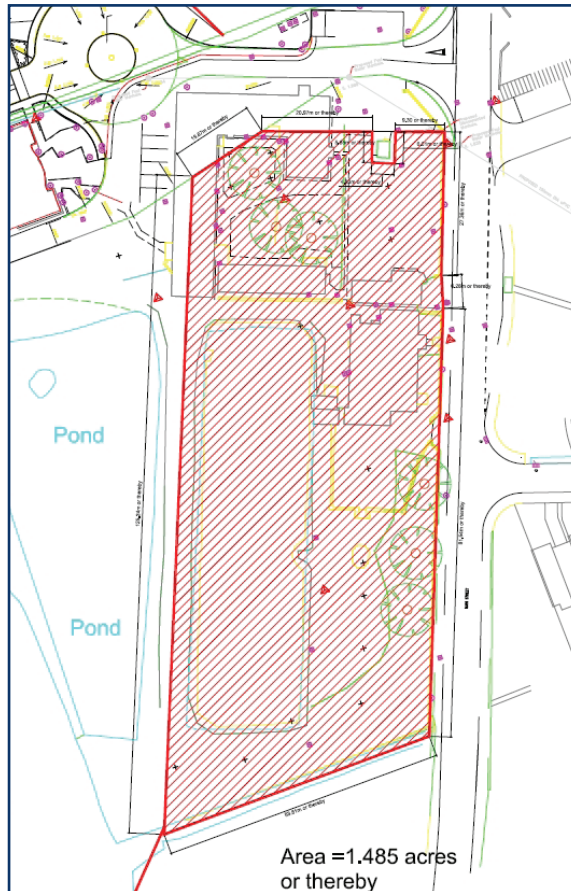
By arrangement with selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



PLANNING:

We believe the site may lend itself to residential development subject to planning approval.

Any scheme for developments will require to be approved by the Local Planning Authority and any party interested in the site will have to make their own representations to the Local Authority in this regard.

PROPOSALS:

Our clients are seeking to dispose of their freehold interest in the subject site. Offers which do not contain suspensive planning conditions will be favourably considered although offers including such provisions will be entertained.

PRICE:

A price of £400,000 is sought for our clients interest in the site.

CLOSING DATE:

You will be required to note an interest formally through your legal representative should you wish to be informed of any forthcoming closing date.

VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

OFFERS/VIEWING:

All offers for the site should be submitted to the sole selling agents in the Scottish legal form. For further information or viewing arrangements please contact the sole agents:-

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Aberdeen
AB15 4ZN

Tel: 01224 202800
Fax: 01224 202802

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Email: j.morrison@shepherd.co.uk
Contact: James Morrison

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