

FOR SALE

POTENTIAL DEVELOPMENT OPPORTUNITY

UDNY STATION, ABERDEENSHIRE, AB41 6PH



- **SITE EXTENDS TO 20 ACRES OR THEREBY**
- **OFFERS INVITED**
- **SUBMITTED FOR ALLOCATION FOR ABERDEENSHIRE LDP 2021**
- **POTENTIAL FOR SMALLER LOT SIZES**

VIEWING & FURTHER INFORMATION:

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INDICATIVE SITE LAYOUT

LOCATION:

The subjects are located within the village of Udney Station which lies around 5 miles east of Oldmeldrum and around 12 miles north of Aberdeen City Centre. The village is located in an attractive rural location and is within commuting distance of Aberdeen and will be located just a short distance from the AWPR which is due to be completed in 2018.

DESCRIPTION:

The site currently comprises of an area of undeveloped ground which is currently used as farmland and measures approximately 20 acres which has been calculated using online mapping software.

ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021:

The site has been submitted for consideration for the Aberdeenshire LDP 2021 which is for a proposed residential and employment use development along with an area allocated for recreational use. As part of this submission, it is proposed to realign the road to the north of the site.

TERMS:

Offers are invited for our clients interest in the subjects.

Our clients preference is to dispose of the site in its entirety however consideration may be given to dispose of the site in smaller lot sizes.

Offers which do not contain suspensive conditions will be looked upon favourably, however conditional offers will be entertained dependent upon the level of information provided with successful deliverability of the proposed scheme being a key factor.

VAT:

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

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the purchaser being responsible for any Registration Dues and LBTT where applicable.

CLOSING DATE:

A closing date may be set in the future and any party wishing to be advised of this should note their interest formally via their legal representative to the selling agent.

