

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:

James Morrison – j.morrison@shepherd.co.uk

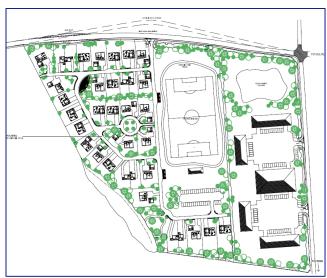
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INDICATIVE SITE LAYOUT



LOCATION:

The subjects are located within the village of Udny 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.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should no trely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J& E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.