

FOR SALE

DEVELOPMENT OPPORTUNITIES

DUTHIE ROAD/BOOL ROAD, TARVES, ELLON, AB41 7JX

- DESIGN & BUILD PACKAGES AVAILABLE
- SITE SALES FROM 1 ACRE MAY BE AVAILABLE



LOCATION:

The development opportunity is located in Tarves a small village, centrally located within Aberdeenshire lying approximately 17 miles to the north of Aberdeen City Centre. The village is also in close proximity to the towns of Ellon and Oldmeldrum.

Scotia Homes are currently engaged in obtaining detailed planning approval for a high quality residential development together with associated infrastructure and landscaping within the same allocated OP1 site identified in the Aberdeenshire Local Development Plan 2017.

The Ordnance Survey extract overlaid is for identification purposes only.

DESCRIPTION:

The site is currently designated as OP1 within the Aberdeenshire Local Development Plan 2017 and has been allocated for 3 hectares of employment land.

The site at the present time comprise of an area of agricultural land which extends to approximately 3ha (7.41 acres).

PLANNING:

We believe the site may lend itself to a number of commercial uses subject to receiving the necessary consents. In particular, Class 4 uses will be encouraged although other uses such as a nursey or veterinary surgery would be equally acceptable. The eastern section of the employment land has been provisionally allocated for a care home.

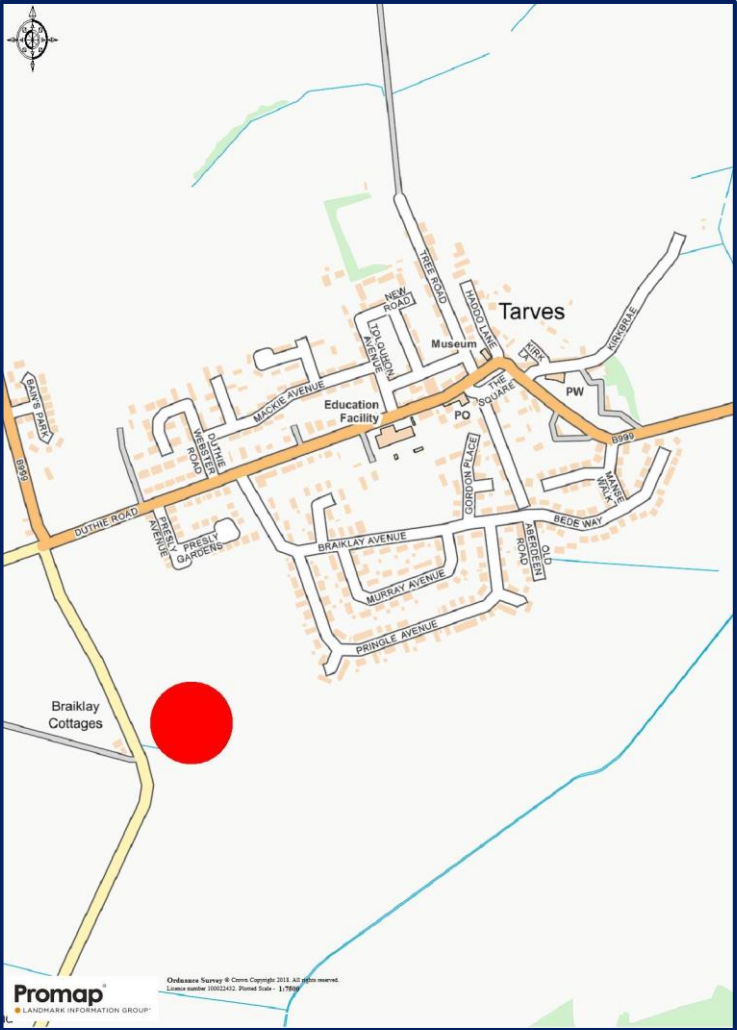
TURNKEY PACKAGES/TERMS:

Our clients will provide bespoke buildings constructed of sites of 1 acre upwards to individual purchasers specifications. The preference is to sell the bespoke buildings to purchasers on terms to be agreed by both parties which will be dependent upon the nature of the buildings which are ultimately constructed.

SITE SALES:

Our clients will also entertain a sale of sites from 1 acre upwards and further information on this can be provided to individual parties upon their request.

Interested parties should make their own enquiries to the Local Planning Authority to establish the suitability of their proposed use.



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

Shepherd Commercial
35 Queens Road
Aberdeen
AB35 4ZN
Tel: 01224 202800
www.shepherd.co.uk

James Morrison
E-mail: j.morrison@shepherd.co.uk

Alistair Nicol
E-mail: alistair.nicol@shepherd.co.uk



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