

FOR INDICATIVE PURPOSES ONLY

COMMERCIAL DEVELOPMENT LAND

- > ALLOCATION FOR BUSINESS DEVELOPMENT
- > AVAILABLE IN WHOLE OR IN PART SUBJECT
- > AREA 3.47 ACRES OR THEREBY
- > PRICE ON APPLICATION

FOR SALE

PHASE 1C, HILL OF BANCHORY, BANCHORY, AB31 5QB

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LOCATION

The subjects are located within the popular Deeside town of Banchory approximately 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area with a population of approximately 8,000 persons.

More specifically, the development sites are located to the north east of the town centre to the immediate north of the already established commercial offering at Hill of Banchory.

DESCRIPTION

The subjects currently comprise of relatively flat agricultural ground which measures approx. 3.47 acres and are in the 2017 Local Development Plan as part of OP2.

COMMERCIAL DEVELOPMENT

The site is identified in the Aberdeenshire Local Development Plan as OP2 for a mix of uses including 345 homes and 2ha of business land. The site benefits from Full Planning Permission (reference: APP/2018/2796) for a mixed use development (comprising 390 dwelling house and commercial and business development) without compliance with condition 18 (Traffic Mitigation Signals) of Planning Permission APP/2014/1973 approved in March 2019. This site forms the commercial and business part of the consent.

Should there be any planning related enquiries, parties should contact the selling agent.

SERVICES

Purchasers will be responsible for the provision of services within the site.

PRICE

Price on application

VAT

All prices quoted are exclusive of VAT



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
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