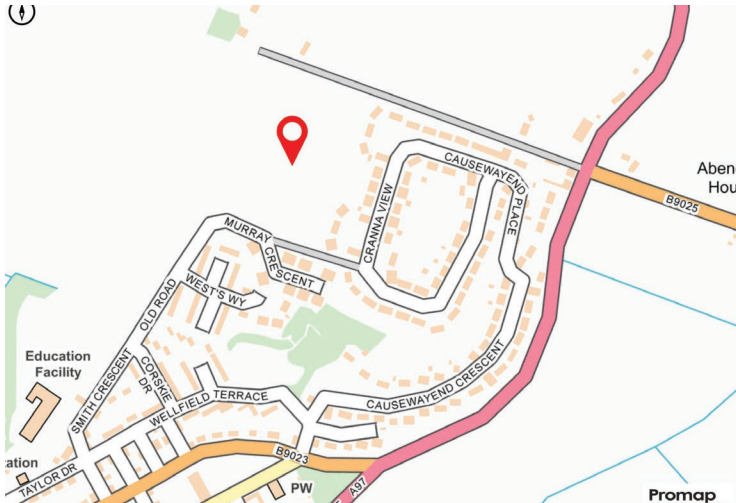




Residential Development Site,
Mains of Corskie,
Aberchirder,
Aberdeenshire,
AB54 7TU

- Elevated and attractive site
- Site allocated in LDP for 45 homes
- Site extends to 2.24 Hectares (5.5 Acres) approximately
- Next to popular Aberchirder settlement
- Circa 300m walk to Primary School



LOCATION

The subjects are located adjacent to Aberchirder, which lies approximately 42 miles North West of Aberdeen City Centre. The subjects are on the boundary of the town of Aberchirder, situated on the A47, located six miles West of Turriff.

An exact location of the property is highlighted on the plan above.

DESCRIPTION

The subjects consist of an elevated site, which has been allocated within the Aberdeenshire Local Development Plan for 45 homes, extending to approximately 2.24 Hectares (5.5 Acres). An indicative Masterplan has been drawn up to construct 38 houses, details of which are available on request.

SERVICES

It is understood that services are located nearby. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services.

PLANNING

The subjects have been allocated within the Aberdeenshire Local Development Plan, within the Aberchirder settlement, noted as 'OP1: West of Cranna', allocated for 45 homes.



GUIDE PRICE

Offers invited for the heritable interest of the whole site.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the joint selling agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Chris Ion
Partner
Chris.ion@g-s.co.uk
07717 425298



Euan Rolland
Surveyor
euan.rolland@g-s.co.uk
07825 875303

KEIR+CO

Keir Doe

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07813 138642

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2024