

TO LET / FOR SALE

Commercial Development Opportunity

Wellheads, Alford, Aberdeenshire, AB33 8AD

Proposed Mixed Use Commercial Development for: Development Sites

- ◆ Office Pavilions and Industrial Units
- ◆ 60 Bed Nursing Home
- ◆ Childrens Nursery
- ◆ Design and Build Packages Available

Adjacent to residential development.



Wellheads, Alford Aberdeenshire

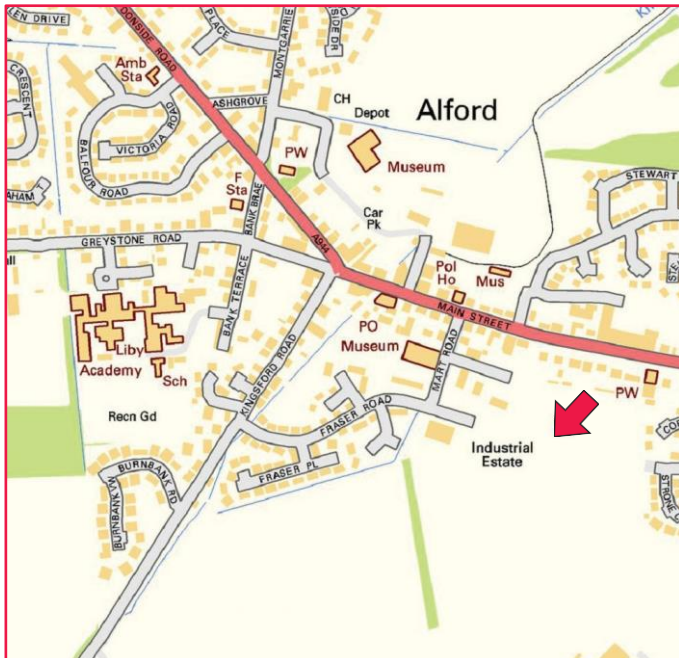


Location

The subjects are located within Alford which is situated approximately 42 km (26 miles) West of Aberdeen via the A944.

The subject development is accessed from Mart Road which has a junction with Main Street (A944). Nearby occupiers include; Grampian Transport Museum and the Co-op. Alford is one of the main service and employment centres for the north part of Marr. Alford benefits from a primary and secondary school, leisure facilities, a medical centre and an industrial estate.

The exact position of the subjects is shown on the location extract below.



Description

The subjects will comprise a mixed commercial development site with potential for:

- Development sites
- Office pavilions and industrial units
- 60 Bed nursing home
- Childrens Nursery

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Planning

The site, identified as Site M2 within the Aberdeenshire Local Development Plan, is allocated for mixed use development including employment land for uses Class 4, 5 and 6 uses. Further details can be provided to genuinely interested parties.

Floor Areas

Each development will be tailored to meet an individual occupiers requirement.

Rent/Price

Upon application.

VAT

All prices, premiums and rents quoted are exclusive of Value Added Tax.

Legal costs

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and registration dues, as appropriate.

Entry

By arrangement, upon conclusion of legal formalities.

Viewing and Offers

By prior arrangement with the sole agents, to whom all formal offers should be submitted in Scottish legal form:-

Eric Shearer 01224 415948

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