

FOR SALE

Development Opportunity

Balmacassie North, Ellon, Aberdeenshire, AB41 8QR

Employment Land For Sale

- ◆ Planning permission for Use Class 4, 5 & 6 (Office, General Industrial & Storage/Distribution)
- ◆ 20 individual development plots proposed
- ◆ Approximately 16 miles north of Aberdeen City
- ◆ Convenient location with close proximity to the A90 Aberdeen to Peterhead road



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4 Albert Street, Aberdeen AB25 1XQ

Balmacassie North, Ellon, Aberdeenshire



Location

The town of Ellon is the principal settlement in the Formartine administrative area of Aberdeenshire with a population of approximately 10,000. The town is located approximately 16 miles to the north of Aberdeen, to the west of the A90 Aberdeen to Peterhead main road. The land is currently open arable farmland, and is defined as the area to the north-west of Ellon bounded by the A90 and the A948 to the east and south respectively. The exact location is outlined on the plan below.

Description

It is envisaged that the site will be suitable for high quality office buildings with the potential for general industrial capacity such as warehouses and storage yards. Primary vehicular access to the site is to be taken from the existing Tesco/Park & Ride roundabout via a new north-bound arm. A secondary vehicular access is to be taken from the B-class road leading to Balmacassie Business Centre.

Site Area

The site extends to approximately 11.76 hectares (29 acres). Individual plot sizes are available upon request.

Planning

The land is allocated for 11.76 hectares of business land up to 2023 with a further 20 hectares of business land identified as Strategic Reserve post 2024. Planning permission has been granted (subject to the conclusion of a legal agreement) for Use Class 4 (business), 5 (general industrial) and 6 (storage and distribution) and the formation of a new access. It is proposed to create 20 no. individual development plots, and interested parties will require to apply for detailed planning permission for each individual plot.

Price

Offers are invited for the heritable interest of the subject.

VAT

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

Entry

Upon conclusion of legal formalities.

Legal costs

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

Viewing and Offers

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

Claire Herriot 01224 415950

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