

Land at Gardenston Street, Laurencekirk, Aberdeenshire, AB30 1UG

savills.co.uk

Key Highlights

- Residential development opportunity in the heart of Laurencekirk, Aberdeenshire
- Greenfield site extending to approximately 2.7 acres (1.09 hectares)
- Planning Permission in Principle for the erection of 4 new build homes (Reference Number: APP/2019/0107)
- Well located in the centre of Laurencekirk within walking distance to the primary school, train station and local shops

Location

Laurencekirk is a popular commuter town due to its location almost equidistant between Aberdeen (32 miles North) and Dundee (37 miles South). The town is serviced by a train station providing ease of access to both cities and lies on the edge of the A90 providing strong road links.

The town itself benefits from a local primary school in addition to Mearns Academy. Laurencekirk benefits from a range of local shops and amenities which serve the town and the surrounding rural, including a Co-Operative convenience store, local cafes and the business park.

The development site is ideally located in the heart of Laurencekirk, lying less than a mile from the Primary School and train station. Mearns Academy is approximately 1.1 miles from the site. Gardenston Street lies on the edge of an established residential area within the town.

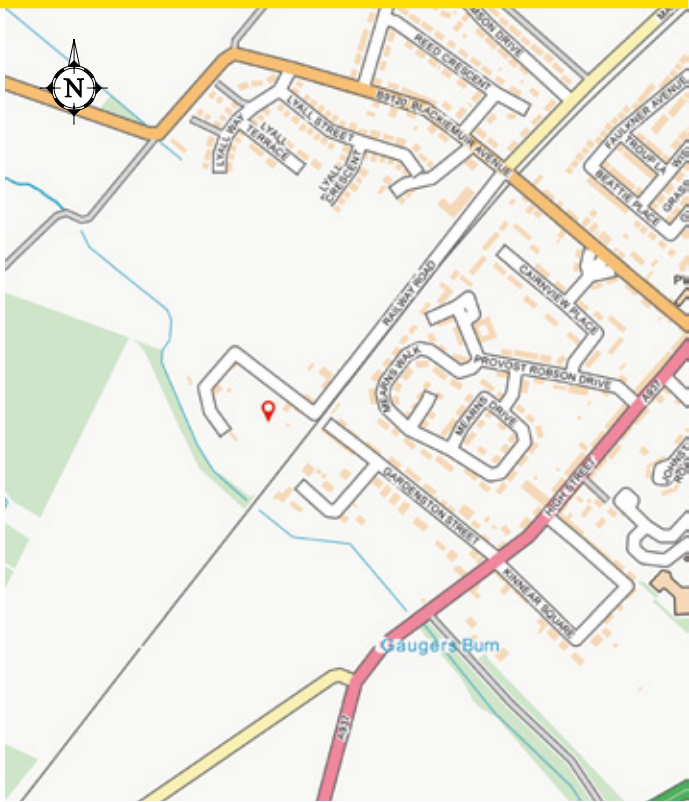
The location of the site is shown on the adjacent plan.

Description & Planning

The site currently comprises a grassed field used for grazing purposes and is located to the west of Laurencekirk High Street.

Planning Permission in Principle has been secured for the erection of four detached dwellings with associated garages. A Section 75 agreements has been signed and can be provided to all interested parties.

Full detail of the planning application can be found on Aberdeenshire Council's Planning Portal using reference APP/2019/0107. Proposed floor plans are shown above.



Plot Schedule

Plot 1	1,350 sq.m (0.33 acres)
Plot 2	1,400 sq.m (0.35 acres)
Plot 3	1,500 sq.m (0.37 acres)
Plot 4	1,500 sq.m (0.37 acres)
Plot 5	245 sq.m (0.06 acres)

Method Of Sale

Offers are invited for our clients heritable interested (Scottish equivalent of freehold) with vacant possession.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and to receive further information.

Strict timetables regarding the agreed dates of entry will be observed.

The owner reserves the right to sell the land without reference to any other party.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

Contact

Kieran Ward
01224 971 123
kieran.ward@savills.com

Richard Thompson
0131 344 0884
rthompson@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Produced by brochures@wordperfectprint.com | June 2021

savills