



FG Burnett



FOR SALE

Waterton Farm

Ellon, Aberdeenshire, AB41 8JH

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK

RETAIL AND LEISURE
DEVELOPMENT OPPORTUNITY

PLANNING ALLOCATION OF
10,000 SQ.M RETAIL AND
LEISURE USES

LOCATION & DESCRIPTION

The town of Ellon is located approximately 16 miles North of Aberdeen. The town is located in Aberdeenshire and is the dominant town within the Formartine area. Ellon has a population of approximately 10,500 whilst the wider Formartine area has a population of around 43,100. 20% of Aberdeenshire's new homes are projected to be built in the Formartine area in the period 2021-25.

The Waterton Farm site extends to approximately 44 acres and is located to the East of Ellon town centre immediately adjacent to the Ellon Park & Ride facility and opposite the town's Tesco Supermarket and PFS. The A90 Trunk Road runs adjacent to the Eastern boundary and there is access to the trunk road via the existing roundabout. The Castlepark Industrial Estate is close by as is the HQ of Brewdog, the multi-national brewer and pub operator.

PLANNING

In terms of the Aberdeenshire Local Development Plan (adopted 13th January 2023) the site is allocated for Retail and Leisure Development. Allocated as opportunity CC1, the allocation is 10,000 sq.m retail and leisure uses. Interested parties should make their own enquiries on Planning matters to the Local Authority.

THE OPPORTUNITY

Our clients are inviting developer interest in the area shown as annotated "Retail and Leisure Development" on the aerial photograph. The extent of the site shown for current development is indicative only.

TECHNICAL INFORMATION

Limited technical information available on request.

CLOSING DATE

It is envisaged that a closing date for proposals will be set and parties wishing to be advised MUST register their interest by email to: richard.noble@fgburnett.co.uk

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

WATERTON FARM

ELLON, ABERDEENSHIRE, AB41 8JH

VAT

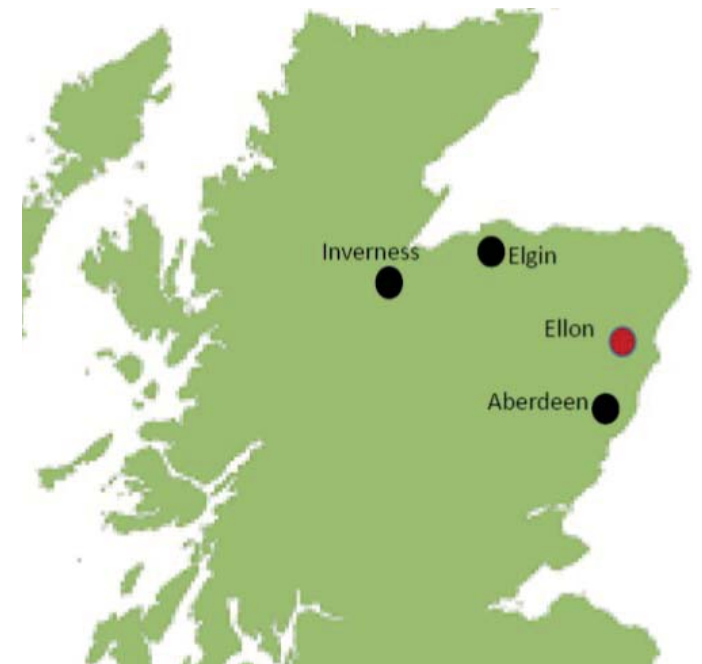
Any prices quoted are exclusive of VAT which will be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser will be responsible for any LBTT and registration dues applicable.

ENTRY

On conclusion of legal missives.



VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

RICHARD NOBLE

t. 01224 597528

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