

DEVELOPMENT OPPORTUNITY

- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > AREA INCLUDING COMMON CAR PARK – 1,020 SQM (10,980 SQFT)
- > OFFERS IN EXCESS OF £70,000 INVITED



FOR SALE

DEVELOPMENT SITE, DONSIDE ROAD, ALFORD, AB33 8WB

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects can be found within the village of Alford which is located approximately 20 miles west of Aberdeen City Centre. Alford is a busy rural village which serves as an important service centre for the expanding local population and surrounding agricultural community within Aberdeenshire.

The subjects themselves are situated on the north side of Donside Road between its junctions with Montgarrie Road and Ashgrove. The subjects are just a short distance to the west of the main retailing area Alford where there are numerous commercial occupiers.

Surrounding the subjects are a mixture of residential and commercial occupiers with commercial users including Co-Op food store and a Barbour Shop.

DESCRIPTION

The subjects comprise a car park and extension to the neighbouring Victoria buildings. The extension previously housed a charity shop and there is currently consent in place allowing the demolition of the property.

SITE AREA

The site including the shared car park measures approximately 1,020 SQM (10,980 SQFT) or thereby.

The above mentioned calculations have been calculated via online mapping software.

DEVELOPMENT POTENTIAL

We believe the site lends itself to be redeveloped for a number of uses including commercial and residential. Any interested parties should make their own enquiries directly with the Local Planning Authority to establish the suitability of their proposed scheme.

The area under 100% ownership is highlighted in orange below with the yellow area to be used as a mutual car park in conjunction with the supermarket subject and the adjoining subjects. A full title plan can be provided upon request.



PRICE

Offers in excess of £50,000 are invited for our clients interest in the property.

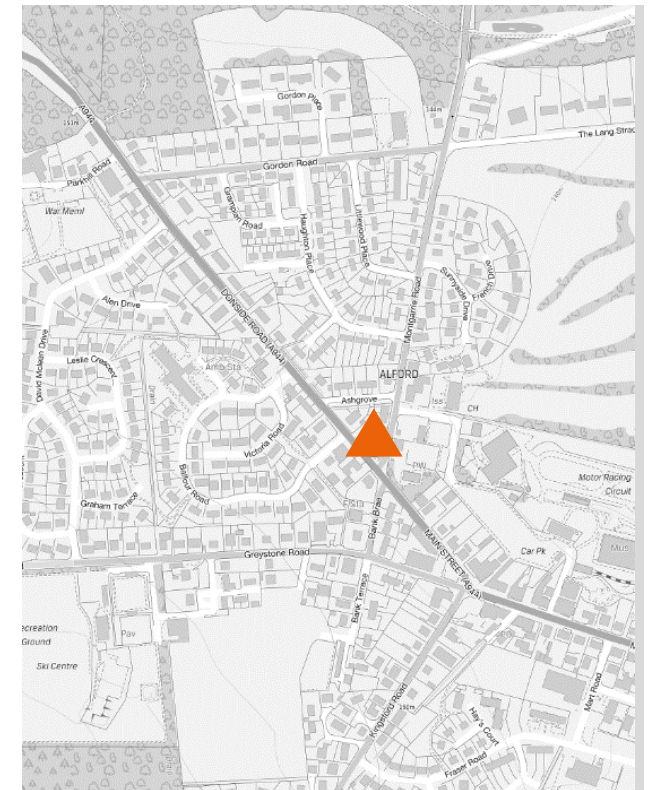
Offers which do not contain suspensive conditions will be favourably looked upon however any offer subject to any suspensive conditions will be considered.

LEASE TERMS

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with any Registration Dues and LBTT, where applicable payable by the purchaser.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 012240 202800
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