

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

SOUTH ROAD, INSCH



- **PLANNING CONSENT FOR 8 THREE BEDROOM SEMI DETACHED RESIDENTIAL UNITS**
- **OFFERS INVITED**
- **WITHIN A POPULAR COMMUTER TOWN**

VIEWING & FURTHER INFORMATION

James Morrison -
j.morrison@shepherd.co.uk

T : (01224) 202800
F : (01224) 202802

shepherd.co.uk

LOCATION:

The site can be found within the town of Inch which is located around 26 miles North West of Aberdeen. Inch has developed rapidly in recent years following its growth in popularity as a commuter's settlement to Aberdeen and Inverurie.

The subjects themselves are located to the South of South Road which is one of the main thoroughfares into the town.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise a generally rectangular shaped agricultural holding extending to approximately 0.83 acres or thereby. The site has full planning permission for the construction of 8 three bedroom semi-detached residential units.

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

SOUTH ROAD, INSCH



PLANNING:

The site benefits from having full planning consent for a construction of eight residential semi-detached dwellings and full details of this can be found on Aberdeenshire Council planning portal using reference APP/2016/0966.

Should an interested party look to amend the approved planning permission they should contact the local planning authority as to the suitability of their proposed scheme.

PRICE:

Offers are invited for our client's interest in the site.

CLOSING DATE:

Our clients reserve the right to set a closing date should they wish and details on this regard can be provided via the agent.

Any parties wishing to submit an offer at a closing date should note their interest formally through their appointed solicitor.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

VIEWING & OFFERS:

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

J & E Shepherd,
Chartered Surveyors
35 Queens Road,
Aberdeen,
AB15 4ZN

Tel: 01224 202800
Fax: 01224 202802

Publication date: June 2017
Contact: James Morrison
Email: j.morrison@shepherd.co.uk

