



**FULLY SERVICED DEVELOPMENT SITES**

**FOR SALE**

- SITES AVAILABLE FROM 0.53 ACRES
- AVAILABLE AS A WHOLE OR IN INDIVIDUAL LOTS
- LOCATED WITHIN AN ESTABLISHED COMMERCIAL LOCATION
- NO REQUIREMENT FOR DESIGN AND BUILD
- PRICE FROM £250,000 PER ACRE



POWERJACKS



BREWDOG



TESCO

# BALMACASSIE

ELLON, ABERDEENSHIRE, AB41 8NN

**LOCATION:**

The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. The town serves as one of the main service and employment centres for the south part of Formartine and is a well established commuter town for Aberdeen.

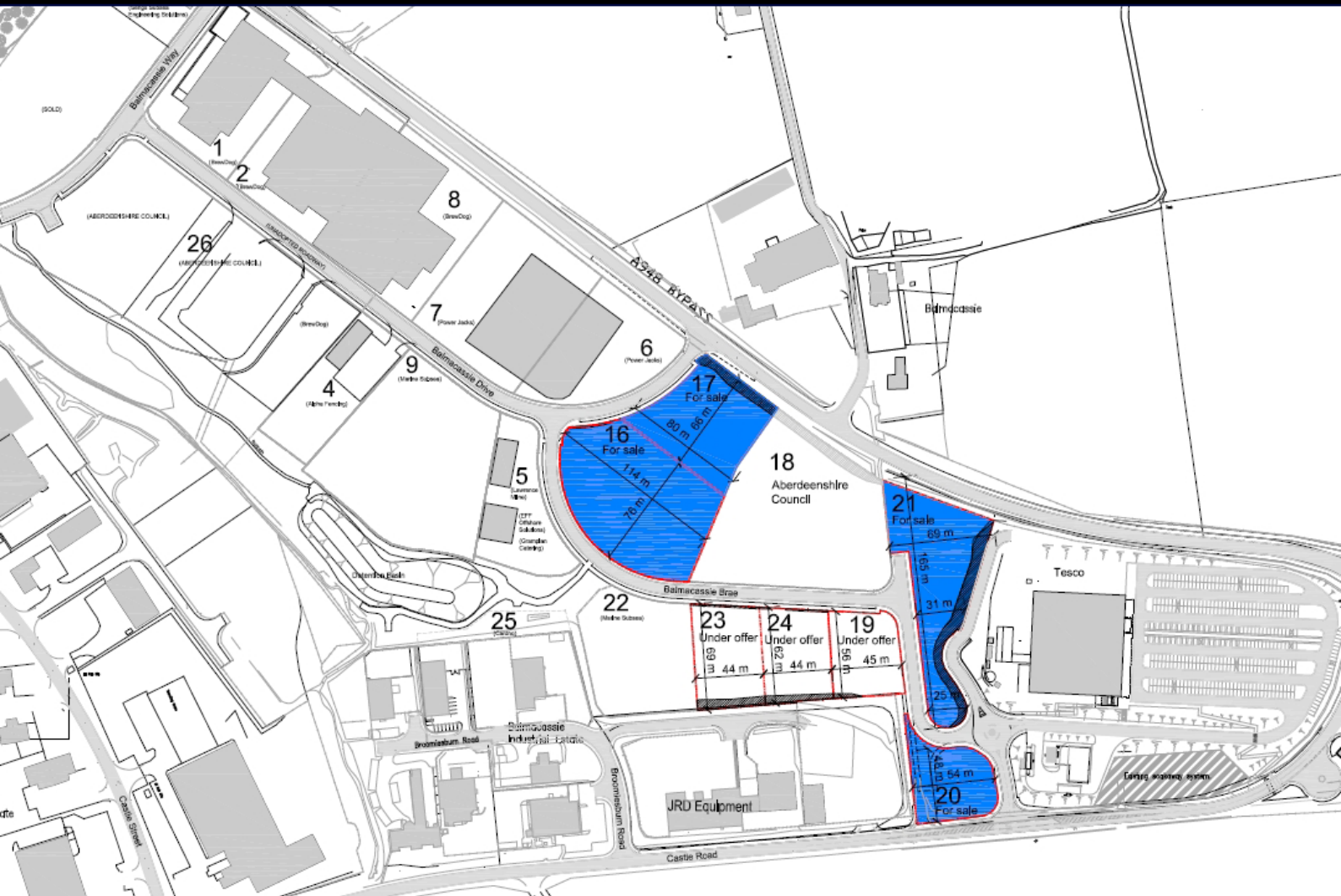
Ellon benefits from a wide range of services and facilities which includes three primary schools, a leisure centre, industrial park and a major supermarket. The town continues to develop at a fairly rapid pace with the ongoing construction of a number of substantial residential developments to the north of the town together with the new Ellon Academy.

The area also forms part of 'Energetica' ([energetica.uk.com](http://energetica.uk.com)) which is a long term programme that seeks to create a world

class development corridor for the location of choice for high value oil and gas and renewable energy organisations.

In addition to this, the site will benefit from the duelling of the A90 from Aberdeen to Ellon as part of the Aberdeen Western Peripheral Route (AWPR) which is due for completion at the end of 2017. This will significantly reduce travel times and enhance the accessibility of the sites from Aberdeen and beyond.

The sites themselves are located within the well established and modern Balmacassie Industrial Estate. Surrounding occupiers include Scotia Homes, BrewDog, Powerjacks, Tesco, Aberdeenshire Council and Sengs Subsea.







**DESCRIPTION:**

The plots will be fully serviced and are available as a whole or as separate lots which are identifiable as per the plans included in the brochure. All the plots benefit from Class 4 (Business,) Class 5 (General Industrial) and Class 6 (Storage and Distribution) with the exception of Plot 20 which has consent for Retail Use.

It is anticipated that the plots may lend themselves to other commercial uses and any interested parties should make their own enquires with the Local Planning Authority

**ACCOMMODATION:**

The sites areas are as follows and have been calculated from Architect's plans:

	Acres	Developable Acres
Site 16	1.86	1.86
Site 17	1.09	1.00
Site 20 UNDER OFFER	0.53	0.53
Site 21	1.36	1.14

**PRICE:**

Our clients are seeking offers in excess of £250,000 per acre for their interest in the sites.

**ENTRY:**

Upon conclusion of legal missives

**VAT:**

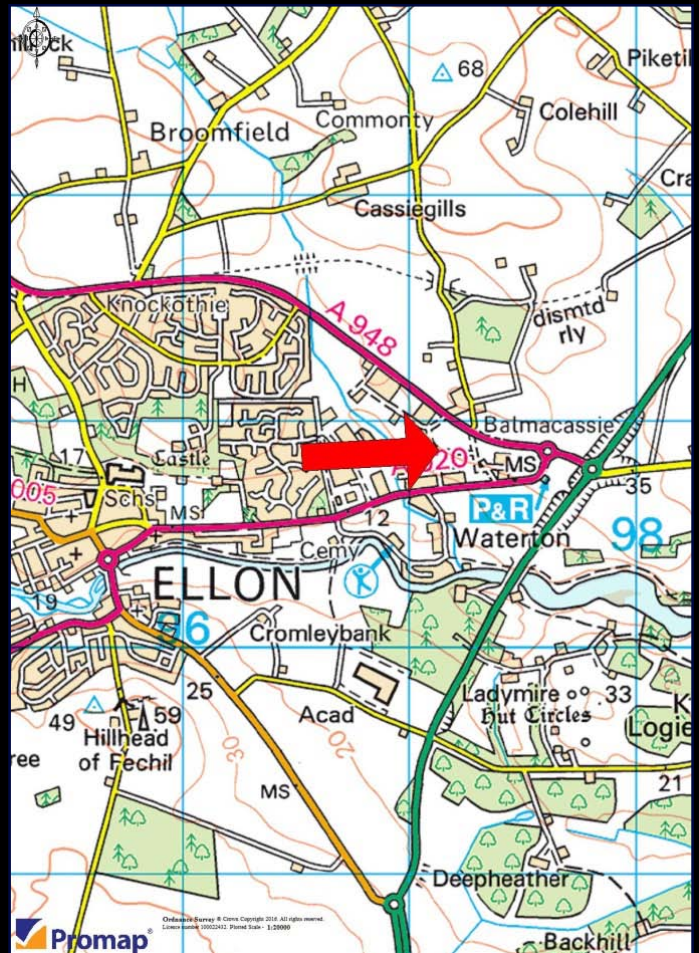
All figures are quoted exclusive of VAT at the prevailing rate.

**LEGAL COSTS:**

Each party shall be responsible for the own legal costs with the purchaser being responsible for an LBTT and Registration Dues where applicable.

**VIEWING:**

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



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