

# For Sale



## Development Opportunity

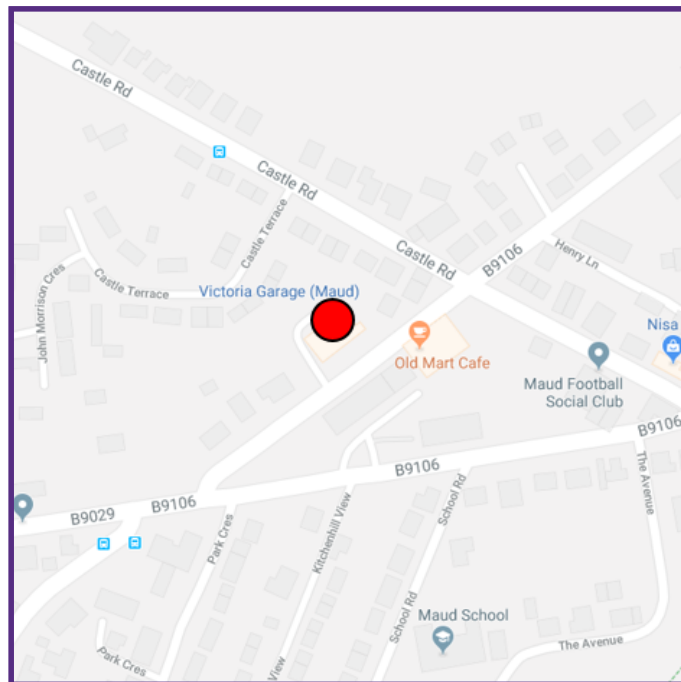
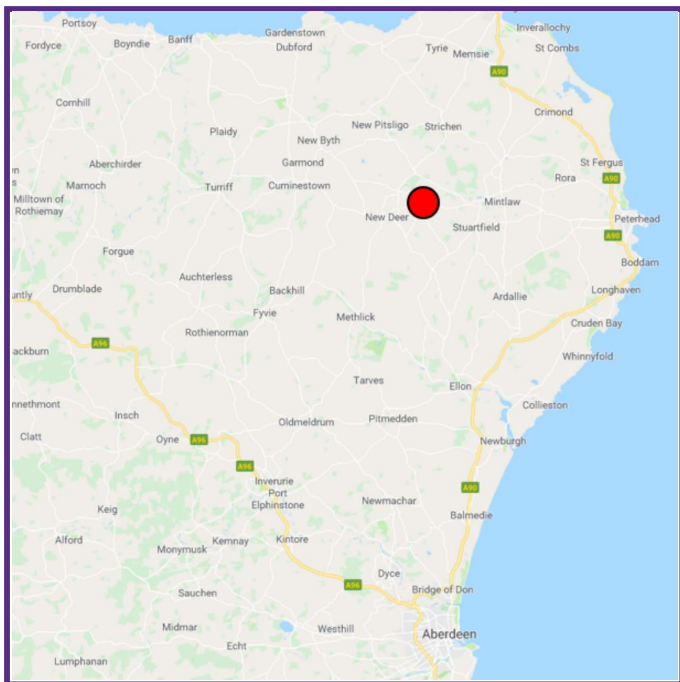
Victoria Road  
Maud  
Aberdeen

Site Area 0.424 Hectares (1.05 Acres)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

The subjects are located on the south side of Victoria Road within the village of Maud which in turn lies approximately 35 miles to the North of Aberdeen. Maud is an important community village supporting towns such as Mintlaw, Peterhead, Fraserburgh and Ellon. Maud itself is predominantly residential in nature although features a number of local businesses.

## Description

The subjects comprise an irregularly shaped site which extends to 0.424 Hectares (1.05 Acres) or thereby. The site was formally known as the Victoria Garage.

The site itself provides an excellent opportunity for a developer to reinstate a village centre brownfield site back into use.

The site currently benefits from two access points on-to Victoria Road.

## Site Area

0.424 Hectares (1.05 Acres).

## Use

The buildings on site have previously been utilised as a commercial premises and as such benefits from Use Class 4 and 5 in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## Development Potential

A previous planning application was lodged in 2009 for residential use and reached an advanced stage with planning permission in principle for 22 units.

Therefore there is extensive documentation which can be provided to interested parties.

## Price

Offers invited.

## Rateable Value

£9,000.

## VAT

The building site is not elected for VAT and therefore VAT will not be payable on any sale.

## Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming purchaser will be responsible for any LBTT and Registration Dues applicable.

## Entry

On conclusion of legal missives.

## Viewing & Offers

Strictly by arrangement with the sole selling agent to whom all offers should be submitted in Scottish Legal Form.

# Contact

## Graeme Nisbet

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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