



# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Kings Road, Sandend, AB45 2UE

Zoned in 2017 Aberdeenshire Local Development Plan for 8 houses

Site area 0.90 ha (2.23 ac)

Offers over £200,000 plus VAT

## LOCATION

The Moray village of Sandend is located approximately mid way between Portsoy and Cullen and close to the A98. Elgin is approximately 25 miles to the west.

The site is located at the north west end of the village and is accessed from Kings Road.

The exact location can be seen on the undernoted plan.



## DESCRIPTION

The site comprises a regularly shaped site which has most recently been used for agricultural use.

The site extends to approximately 0.90ha (2.23 acres). Residential dwellings bound the site on the east side with Kings Road forming the northern boundary. Agricultural land bounds the site on the western and southern boundaries.

Access is taken from Kings Road.

## PLANNING

The site obtained Planning Permission in Principal for residential development in March 2006. (Ref: APP/2001/0015).

It was zoned in the Aberdeenshire Local Development Plan 2017 for 8 houses. Interested parties are advised to make their own enquiries on planning matters with Aberdeenshire Council.

## SITE AREA

The site extends to approximately 0.90 ha (2.23 acres)

## PRICE

Offers over £200,000 are invited for our clients heritable interest in the subjects.

## VAT

Any price quoted is exclusive of Value Added Tax which may be applicable.

## ENTRY

Upon conclusion of all legalities.

## SERVICES

We understand that all mains services are within close proximity of the site and can be made available to facilitate the proposed development. All interested parties should make their own enquiries in this regard.

## LEGAL COSTS

Each party will bear their own legal costs in relation to the transaction. The purchaser will be responsible for payment of any LBTT and registration dues.

## CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest with the selling agent.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

DM Hall LLP  
4/5 Union Terrace  
Aberdeen  
AB10 1NJ

Tel: 01224 594172  
Fax: 01224 574615

E-mail: kevin.jackson@dmhall.co.uk  
lisa.cowie@dmhall.co.uk

Ref: ACA1647

Date of Publication: January 2019

## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.