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Aberdeenshire
COUNCIL

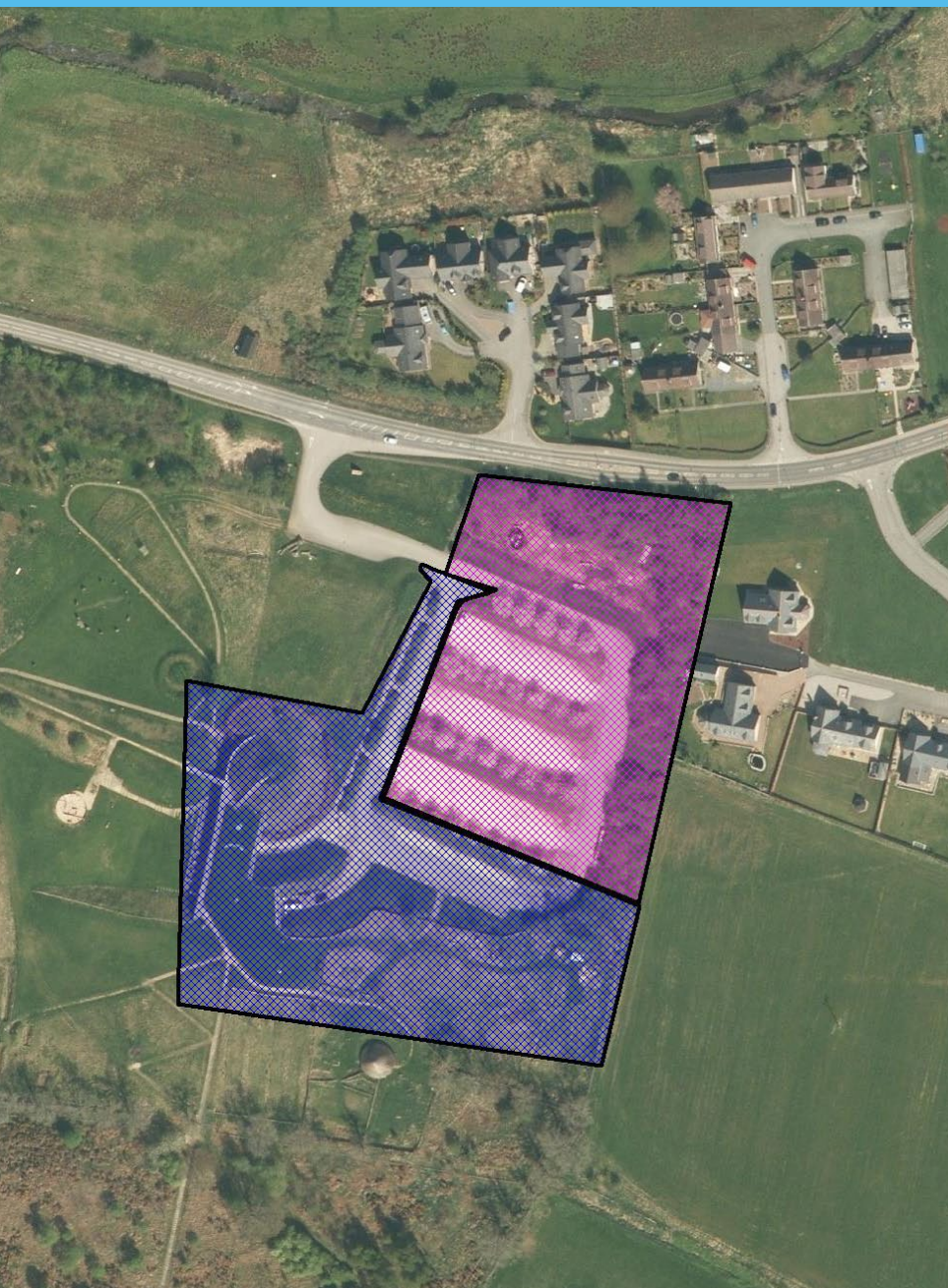


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FOR SALE

UNIQUE BUSINESS SPACE & PROMINENT RESIDENTIAL DEVELOPMENT OPPORTUNITY



**ARCHAEOLINK
OYNE
INSCH
ABERDEENSHIRE
AB52 6QP**

Viewing is strictly by
arrangement with the sole
selling agent.

Site Area:
**Lot 1: 0.97 hectares
(2.40 acres)**

**Lot 2: 1.25 Hectares
(3.10 acres)**

**Combined: 2.22 Hectares
(5.50 acres)**

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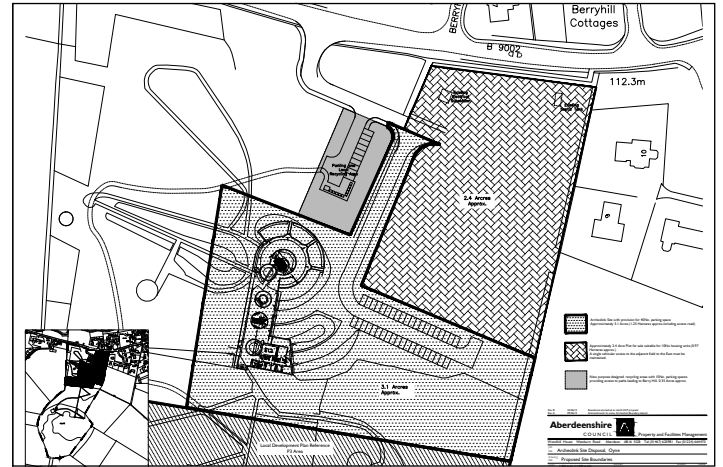
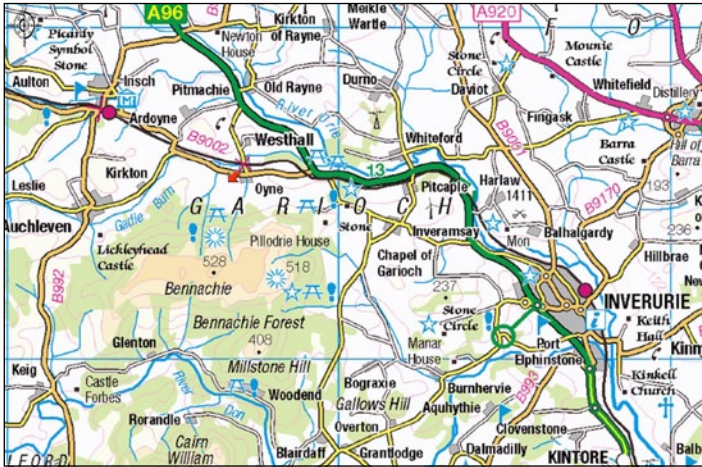
Glasgow
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Dundee
01382 227900

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Location:

The site is located on the B9002, approximately 1 mile west of its junction with the A96 to the west of the village of Oyne in Aberdeenshire.

Oyne is a principal commuter village for Inverurie and Aberdeen being 8 and 24 miles distant respectively. Oyne has a population of 300 people. The village benefits from a primary school and nearby Insch provides further amenities along with the railway station on the Aberdeen to Inverness main line.

Description:

The site comprises the former Archaeolink Prehistoric visitor centre and adjacent car parking. The site is to be split into two separate lots with a combined area of 2.22 hectares (5.50 acres).

Lot 1 (Pink) - Suitable for 10 housing units, including a minimum of 2 affordable houses. Aberdeenshire Council are in favour of a sensitive redevelopment.

Lot 2 (Blue) - Former Archaeolink Site with provision of 40 car parking spaces.

The visitor centre has a gross internal area of approximately 1,161 sq m (12,500 sq ft). The single storey building is constructed from a reinforced concrete frame with reinforced concrete slab roof. The building itself has been covered in stabilised aggregate and earth mound, with several light wells allowing for natural light. There is a large glazed section to the western part of the building allowing for further natural light. Internally, the building has been sectioned through the use of plasterboard walls. The property would lend itself well to a multitude of uses.

Rateable Value:

We are advised that Archaeolink is currently entered into the Valuation Roll, and effective from 1 April 2010 as follows:

NAV/RV: £45,000

It should be noted that the property has been assessed as an Interpretive Centre and any occupier has the right to appeal this valuation within the first 6 months of occupation.

Planning:

The site is identified in the Proposed 2016 Aberdeenshire Local Development Plan as an opportunity site for sensitive redevelopment of up to 10 homes, including a minimum of 2 affordable houses. The former Archaeolink building is safeguarded for employment purposes within the Proposed 2016 Local Development Plan.

The subjects are to be sold on the basis of all burdens and servitudes and rights in the title otherwise affecting the property.

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

Energy Performance Certificate (EPC)

The former Archaeolink Prehistoric visitor centre has an EPC of F+

A copy of the EPC and the Recommendation Report can be provided upon request.

Site Area:

Lot 1 - The site extends to approximately 0.97 hectares (2.40 acres)

Lot 2 - The site extends to approximately 1.25 hectares (3.10 acres)

Price:

Offers are invited.

Lots available as a whole or in part.

Closing Date:

Our clients reserve the right to set a closing date should they wish. Details in this regard can be provided by the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date and procedures in due course.

Viewings & Offers:

Any parties looking to view, note an interest or offer for the site should do so in the first instance via the sole selling agent.

VAT:

All purchase prices may be exclusive of VAT at the standard rate at the time of sale.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser being responsible for any LBTT and registration dues where applicable.

Further Information:

For further information, please contact:

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