

# FOR SALE

## SUBSTANTIAL RESIDENTIAL DEVELOPMENT SITE

### SOUTH UGIE VILLAGE PETERHEAD



- SITE AREA 15.88 ACRES (6.43 HECTARES) OR THEREBY
- OUTLINE CONSENT FOR 110 UNITS
- OFFERS IN EXCESS OF £2,000,000 ARE INVITED

#### LOCATION:

The site can be found within the coastal town of Peterhead which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire principle service and employment centres.

The subjects themselves allocated approximately 2 miles north west of Peterhead town centre and are located immediately adjacent to the north side of the A90 which forms a bypass around Peterhead at its junction with North road which forms part of the A982/A90 roadway from Peterhead to Fraserburgh.

The subjects therefore give quick access to the local and national road network and to the town centre amenities. Surrounding the property is predominantly rural in nature to the north, east and west along with the Waterside Hotel being located to the east. To the south, the subjects form medium density residential estate housing.

The Ordnance Survey extract is for identification purposes only.

#### DESCRIPTION:

The subjects comprise a large generally regular shaped agricultural holding extending to approximately 15.88 acres (6.43 Hectares) or thereby.

We have been advised that the site has been allocated for the construction of 110 residential units.

#### VIEWING & FURTHER INFORMATION

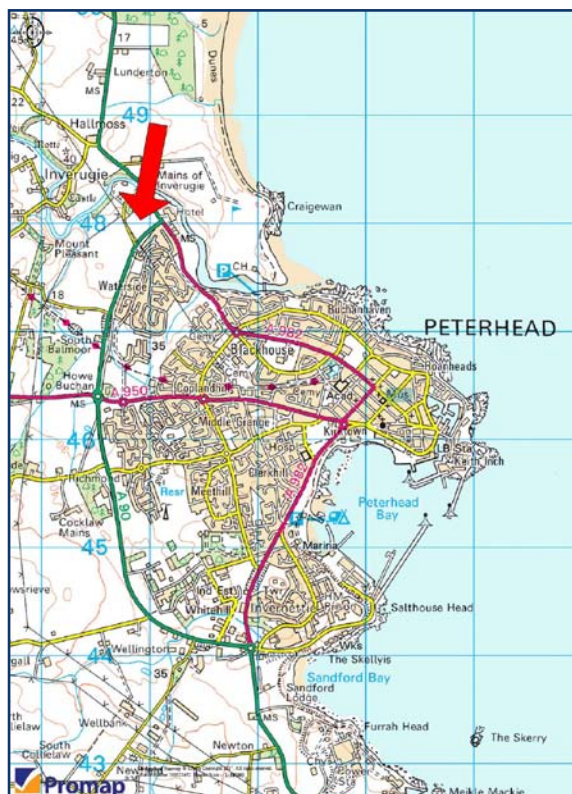
By arrangement with selling agents:

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

Tel : (01224) 202800

Fax : (01224) 202802

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**PRICE:**

Offers in excess of £2,000,000 are invited for our client's interest in the site.

**PLANNING:**

The site area is zoned in the proposed Aberdeenshire Local Development Plan as opportunity OP1 which was previously allocated as M1 within the 2012 Local Development Plan.

Further details on the site allocation along with the South Ugie Materplan (October 2016) can be found on Aberdeenshire Council Website or alternatively by contacting the selling agent.

**CLOSING DATE:**

Our client reserves the right to set a closing date should they wish and details in this regard can be provided via the agent.

Any interested parties wishing to offer at a closing date should note their interest formally via their appointed solicitor.

**VAT:**

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

**LEGAL COSTS:**

Each party shall be responsible for their own legal costs with any LBTT and Registration dues being payable by the purchaser.

**VIEWING & OFFERS:**

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



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Tel: 01224 202800 Fax: 01224 202802  
Publication date: January 2017  
Contact: James Morrison  
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