

FOR SALE

DEVELOPMENT OPPORTUNITY

WWW.CKD GALBRAITH.CO.UK

CKD Galbraith



LAND AT AULTON ROAD, CRUDEN BAY, ABERDEENSHIRE, AB42 0LW

- Outstanding site on edge of popular village
- Land zoned for up to 200 Houses and Employment Land
- Major extension to Cruden Bay in 2 phases
- Approximately 44.80 acres (18.13 hectares)

CALL 01224 860 710

DEVELOPMENT OPPORTUNITY

LAND AT AULTON ROAD, CRUDEN BAY, ABERDEENSHIRE, AB42 0LW

WWW.CKDGALBRAITH.CO.UK

CKD Galbraith

LOCATION

Cruden Bay is a popular village approximately 23 miles north of Aberdeen renowned for its famous beach and also a world class links golf course. The village benefits from local amenities including a newsagent, garage, pub, hotel and a primary school in nearby Port Erroll. Further facilities can be found in Peterhead approximately 8 miles to the north including local and national retailers, supermarkets, banks, financial services, medical services and secondary schooling. Cruden Bay is a popular village for those looking to enjoy the great outdoors with many coastal walks nearby, whilst being within reasonable commuting distance of Aberdeen and other towns in Aberdeenshire. The village is flanked by two notable landmarks with Slains Castle to the east and the spired St James's Church to the south west.

DESCRIPTION

The site is located on the west side of Cruden Bay and extends to approximately 44.80 acres (18.13 hectares). The site is generally orientated north to south and comprises undulating arable land. An indicative masterplan is in the process of being drafted and shows a mixture of residential housing, community play areas, greenspace and a small area of employment land on the northern boundary. The site is bounded to the south by Aulton Road, to east by residential housing and to the north and west by agricultural land. The high point of the site is approximately in the middle and benefits from outstanding views over the surrounding country side toward Cruden Bay golf course and the beach beyond.

PLANNING

The site is located within the Aberdeenshire Local Development Plan 2012 area and has been zoned as Site M1 and allocated for up to 200 houses in two phases, with a first phase for up to 100 houses, including 2 hectares of employment land and community facilities. In addition, there is a site (H1) immediately to the south of Aulton Road that has been allocated for up to 41 houses as part of the first phase plan. This site is in third party ownership but has been included in the proposed masterplan as it is likely that a new roundabout will be required to access the sites to the north and south of Aulton Road.

SERVICES

There are mains supplies of water, electricity, gas and drainage laid to the edge of the site and the location of mains services is available in the technical information pack. It is understood that capacity exists within the mains utility infrastructure to serve future development of the site. However, any intending purchasers are advised to make their own enquiries with the relevant Utility Company/Authority. A low voltage electricity line bisects the site west to east and may require to be diverted for any future development.

TECHNICAL INFORMATION PACK

A Technical Information Pack has been prepared containing an extract from the Local Development Plan for Cruden Bay and plans showing the location of utilities. A Landscape Appraisal and Concept Masterplan has been prepared including landscape character analysis, local housing character analysis and a landscape design statement. We understand there is sufficient capacity for foul drainage within the mains infrastructure which will be pumped to a sewerage treatment plan in Peterhead. The Technical Information Pack is available to interested parties upon request.

VAT

Any intending purchasers must satisfy themselves as to the instance of VAT in any transaction.

PRICE

Our clients are seeking offers for their freehold interest in the site at Aulton Road on a phased basis or as a whole. Please contact the selling agents for further details.

A closing date may be set for offers to be submitted and any offers should be set out in heads of terms format. Further details with regard to offer requirements will be circulated prior to a closing date being set. Each party will be responsible for their own legal costs incurred in this transaction. Our clients are not bound to accept the highest or indeed any offer.

VIEWING AND FURTHER INFORMATION

Viewing is by appointment only. Any enquiries or requests for further information should be directed to the Selling Agents.

DIRECTIONS

From Aberdeen take the A90 north towards Peterhead for approximately 23 miles and turn right signposted Cruden Bay. Follow this minor public road and turn right onto the A975. Proceed through Cruden Bay to the western edge of the village and the site is immediately on the right. The site can also be viewed by turning onto Station Road and heading north towards Nethermill.

Ref: 4717-1

First Edition: April 2014

CONTACT

Tom Stewart
CKD Galbraith,
337 North Deeside Road,
Aberdeen
AB15 9SP
Tel: 01224 860 710
email: tom.stewart@ckdgalbraith.co.uk

Harry Stott
CKD Galbraith,
Lynedoch House,
Barossa Place, Perth,
PH1 5EP.
Tel: 01738 451111
email: harry.stott@ckdgalbraith.co.uk



Not to Scale

CKD Galbraith 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 intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

- iii) no person in the employment of CKD Galbraith has any authority to give representation or warranty whatever in relation to this property;
- iv) all prices, rents and premiums are exclusive of VAT at current rate