

# FOR SALE

## POTENTIAL DEVELOPMENT OPPORTUNITY

# Galbraith

Land located in a prominent position adjacent to the A96

- Potential for development subject to obtaining all necessary consents
- Situated approximately 11 miles north west of Aberdeen and 5 miles south of Inverurie
- Excellent access to the A96
- Other commercial occupiers nearby
- Approximately 2.14 acres (0.86 hectares)

## BROOMHILL

KINTORE

ABERDEENSHIRE

AB51 0XA



## LOCATION

The subjects are located at Broomhill on the south western edge of the town of Kintore. The land lies to the west of the A96 dual carriageway and is accessed via a minor public road. The A96 is a vital road connecting Aberdeen to other settlements in the north east and to Inverness. The Midmill Business Park lies a short distance to the north east which has attracted many mainstream occupiers including Aqua Terra Group, Hoover Ferguson, Balfour Beatty, STATS Group and Caledonian Logistics and many other businesses associated with the north east oil industry.

## DESCRIPTION

The subjects comprise a generally level of ground laid to Type 1 hardcore material and rough grass extending approximately 2.14 acres. The subject are bounded to the west by a commercial building occupied by Precision Oiltools and the south by residential properties. The site is accessed directly off a minor public road which lies parallel to the A96 trunkroad.

## PLANNING

The subjects do not currently zone in the Aberdeenshire Local Development Plan. However, we are of the view that future development of the site may be possible subject to obtaining all necessary consents and taking cognisance of other nearby commercial and residential uses.

## SERVICES

An overhead electricity line crosses the site from east to west, a mains supply of water is located adjacent to the site and the public road, drainage would be by means of connection to the mains/private system.



## ASKING PRICE

Our clients are inviting offers for their freehold interest in the subjects. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

## LOCAL AUTHORITY

Aberdeenshire Council  
Gordon House  
Blackhall Road  
Inverurie  
AB51 3WA  
Telephone: 01467 534333  
Email: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

## VAT

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

## VIEWING AND FURTHER INFORMATION

Parties can view the site unattended provided they have advised the selling agents of their intention to view and have a copy of the particulars.

All enquiries or requests for further information should be directed to the Sole Selling Agents:

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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

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