

## SUBSTANTIAL RESIDENTIAL DEVELOPMENT SITE

- > SITE AREA 15.88 ACRES  
(6.43 HECTARES) OR  
THEREBY
- > OFFERS IN EXCESS OF  
£2,000,000 ARE INVITED

FOR SALE

**SOUTH UGIE VILLAGE, PETERHEAD**

**CONTACT:** James Morrison, james.morrison@shepherd.co.uk, 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## Substantial Residential Development Site

### LOCATION

The site can be found within the coastal town of Peterhead which stands around 33 miles north of Aberdeen 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.

### 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.



**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 Masterplan (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.

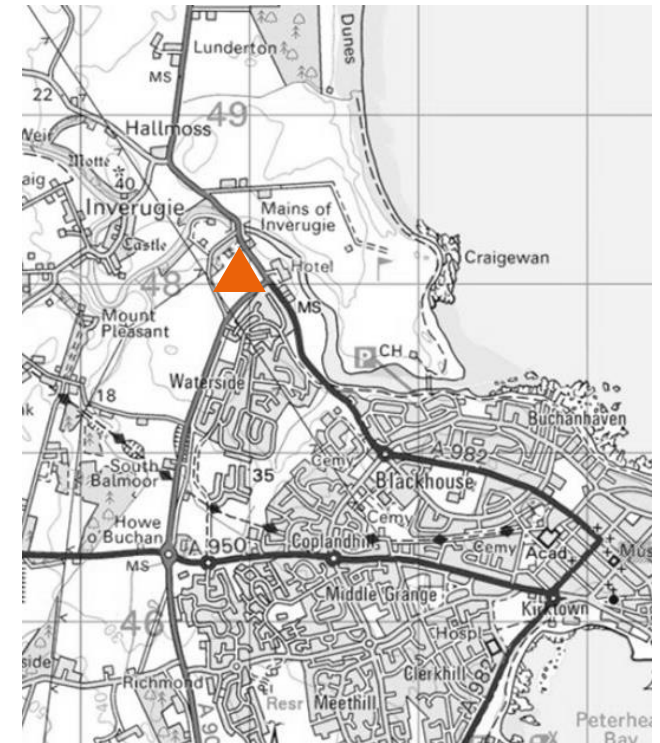
Any interested parties wishing to offer at a closing date should note their interest formally via their appointed solicitor.

**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.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 2020800  
James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION: JANUARY 2020