



FOR SALE

**PRIME
DEVELOPMENT
OPPORTUNITY**

1.51 hectares (3.74 Acres) or
thereby.

Planning in Principle secured for
Residential Development.

Potentially also suitable for
commercial development,
subject to securing planning
consent.

Site to be cleared and made
ready for development.



FIND ON GOOGLE MAPS

NORTH STREET, INVERURIE, AB51 4TL

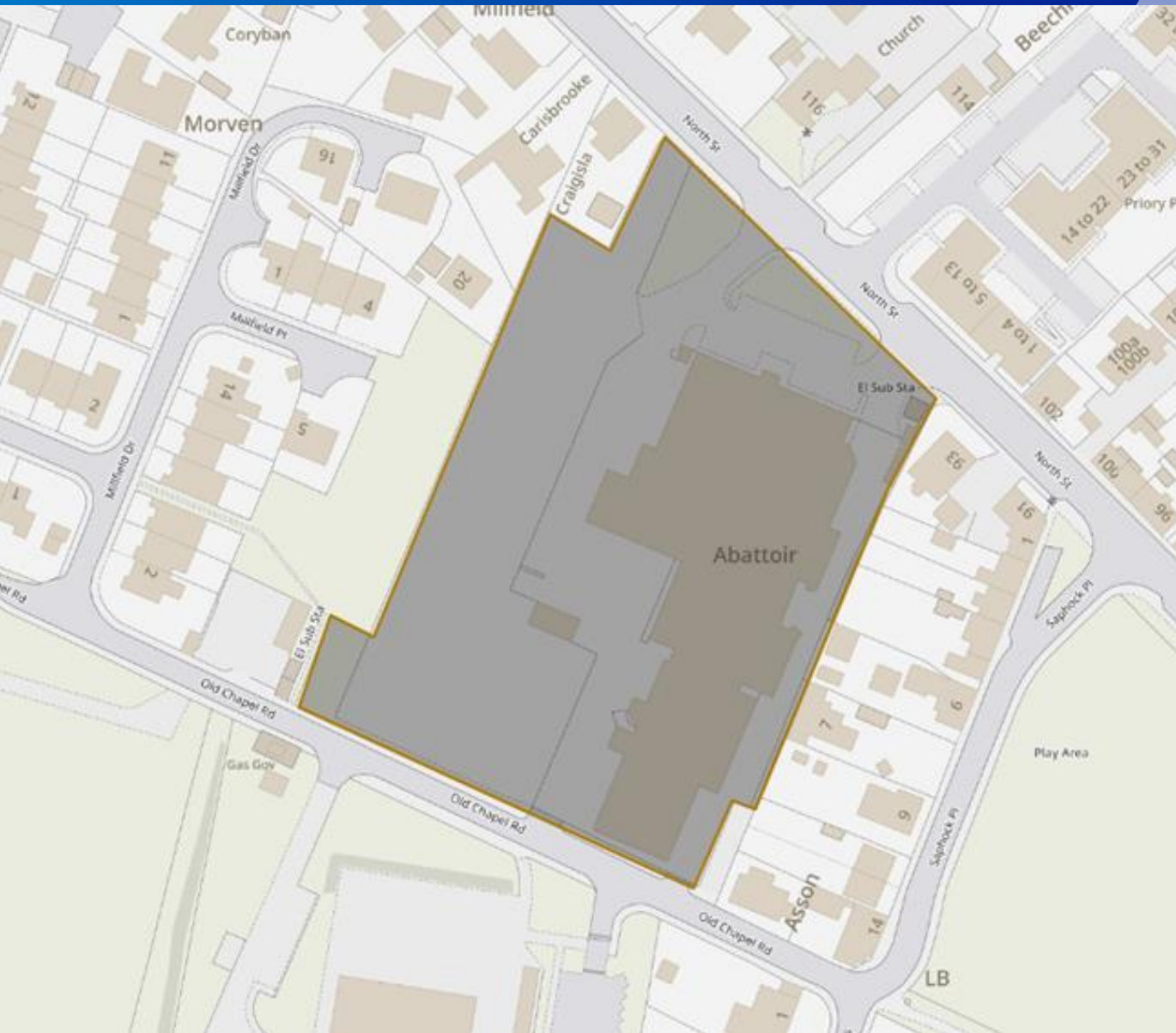
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Location

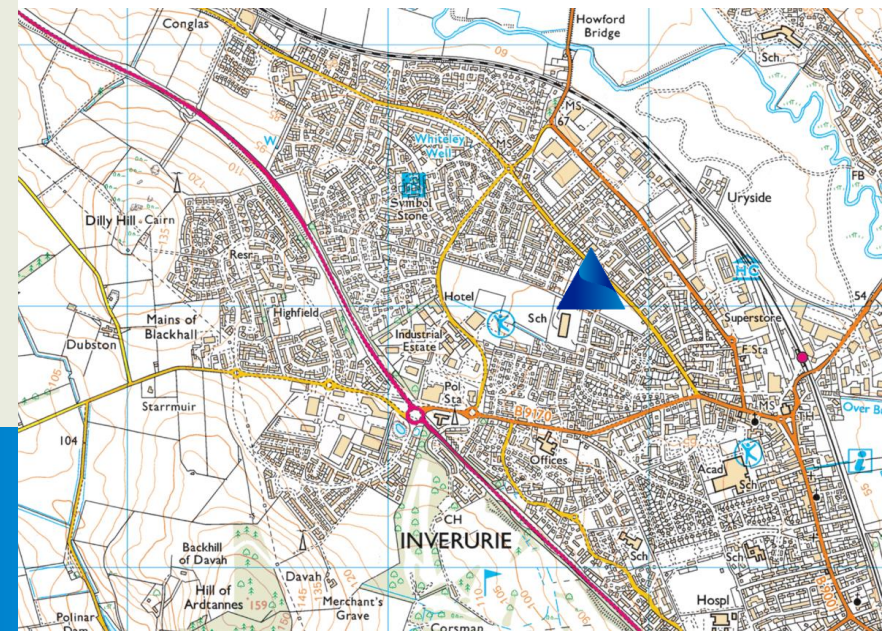
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Inverurie is a growing town within the North East of Scotland with a population of around 12,750 people. Whilst Inverurie has a diverse and buoyant local economy, it is also a popular commuter town due to its strategic location and accessibility via the A96 trunk road. Aberdeen is an approximate 20 minute drive away.

The subject development opportunity is located in a predominantly residential district. It has its main frontage located along the south west side of North Street, with a secondary access point on the north side of Old Chapel Road.

The site also lies immediately to the north of Strathburn Primary School and is also a short distance from Inverurie Academy, The Train Station, Aldi, Tesco, Marks & Spencer along with a number of other national and local retailers are in close proximity. The area consequently enjoys excellent services and amenities and provides a desirable residential location.



Attractive Development Opportunity in Prime Location



Outline Planning Permission

Planning Permission in Principle for the demolition of the existing buildings and thereafter the construction of a residential development was granted on the 4th October 2023. The planning reference is APP/2023/0242. Further information is available within the Data Room, including a Developer Obligations Assessment Report.

Previous Planning Consents

Historically, the site received planning consent, including a S75 agreement, for the construction of 70 residential units. The proposed layout of the site can be found below for reference.



Local Development Plan 2023

The site is identified within the LDP as OP12 and zoned as Housing & Mix of Uses with an allocation 80 houses.

The principle of residential development has consequently been established.





Description

NORTH STREET, INVERURIE, AB51 4TL



Description

The subjects comprise a site which accommodates an industrial facility. This is considered to be at the end of its economic life and consequently a decision has been made to clear the site for new development.

The vendor will soon commence demolition works and attend to appropriate ground works. In this way it is intended the site will be made fit for immediate development. A specification of Seller's Works is available within the Data Room.

The Site

The subjects comprise a site which extends to approximately 1.51 hectares (3.74 acres) or thereby.

The site is relatively level, although it does feature a modest fall from North to South, and consequently provides good topography for development purposes.

As advised the site has access points from both North Street as well as Old Chapel Road. As a result, an efficient development layout can be adopted.

Whilst a residential development is anticipated on the site, there would appear to be potential for other forms of development such as industrial, retail or leisure uses. Parties should make their own enquiries with the Planning Authority in relation to any proposed development.

Data Room

A data room with further documentation has been established. This will require the users to be authenticated by the selling agents upon registration.

To access the data room, click the image below:





Title

The property is owned on a heritable basis. Copies of the Titles may be found in the Data Room.

Offers

Offers are invited for our client's interest in the site.

Any offer which is subject to suspensive planning conditions should be supported by plans demonstrating the proposed development.

Services

The site benefits from mains services of water, gas and electricity. The existing water and electricity supplies to the site are believed to be of a sufficient capacity to accommodate a residential use of the site. Further information is available, but parties should make their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ANM Group Ltd

The site is owned by ANM Group Ltd, who were founded in 1872 and have grown to become one of Scotland's leading member-owned co-operatives, playing a pivotal role in the agricultural industry.

With a legacy spanning over 150 years, they are not just a business – they are a cornerstone of the farming community, dedicated to supporting our members and the future of the agricultural sector. Their history is steeped in tradition, yet they continue to innovate, ensuring their members achieve the best possible value for their goods.

For further information - www.anmgroup.co.uk

VAT

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

Viewing Arrangements

For further information and viewing arrangements please contact the joint selling agents:

Chris Grinyer / James Morrison or James Presly

Get in Touch

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



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James Morrison

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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