

On the instructions of The Executors of The Late Mr Edmund Ritchie

# Land and Mast at Cairnandrew, Gamrie, Banff, AB45 3SR

Site extending to 5.75 hectares (14.2 acres) or thereby, including a telecoms mast situated next to the public road, located in the Gamrie area near Banff.

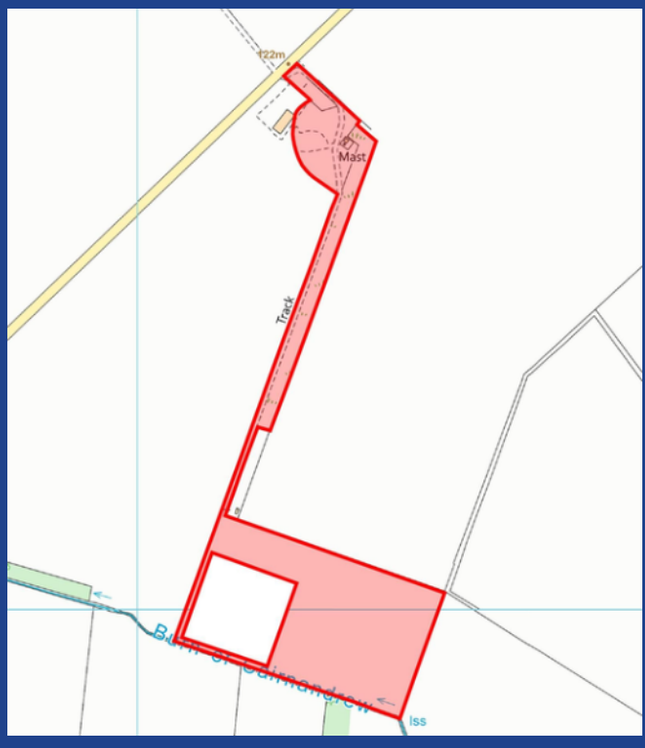
Offers Over
**£65,000**

ABERDEEN & NORTHERN ESTATES

**Aberdeen & Northern Estates Ltd.**
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The property for sale at Cairnandrew comprises a mast site, access track leading south with woodland, as well as a hardstanding area with potential for future development. The subjects extend to a total area of 5.75 hectares (14.2 acres) or thereby and benefit from roadside access.

## Mast Site Information:

Tenant: On Tower UK Limited. Rent: £1,750 per annum. Term: Ten years from 30 September 2023.

## Development:

The site to the south provides opportunity for development. The subjects cover part of planning permission applications APP/2017/0558 & APP/2018/1070 which are understood to remain live with a lawful start made to site works for the erection of two buildings, proposed to measure 1,398 and 2,254 sq. m, to Incorporate Combined Heat and Power Plant (CHP) for Power Generation and Drying Agricultural Produce. Full details can be found on the planning section of the Aberdeenshire Council website. Interested parties must make their own enquires with regards to the planning potential of the site.

The property will be sold without warranty or guarantee. The property is offered for sale in its present condition. Any site clearance, together with any associated costs, shall be the responsibility of the purchaser unless otherwise agreed in writing.

## Viewings:

The property is agricultural in nature and may contain serious hazards, including unstable structures, unsafe ground, concealed openings, hazardous materials and other dangers. Visitors are advised to exercise due care and attention when viewing.

## Local Authority:

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

## Entry:

By arrangement

## Note:

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

## Offers:

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.





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To view this property or for further information, please contact our agent:

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.