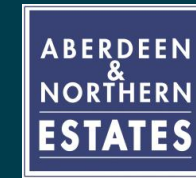


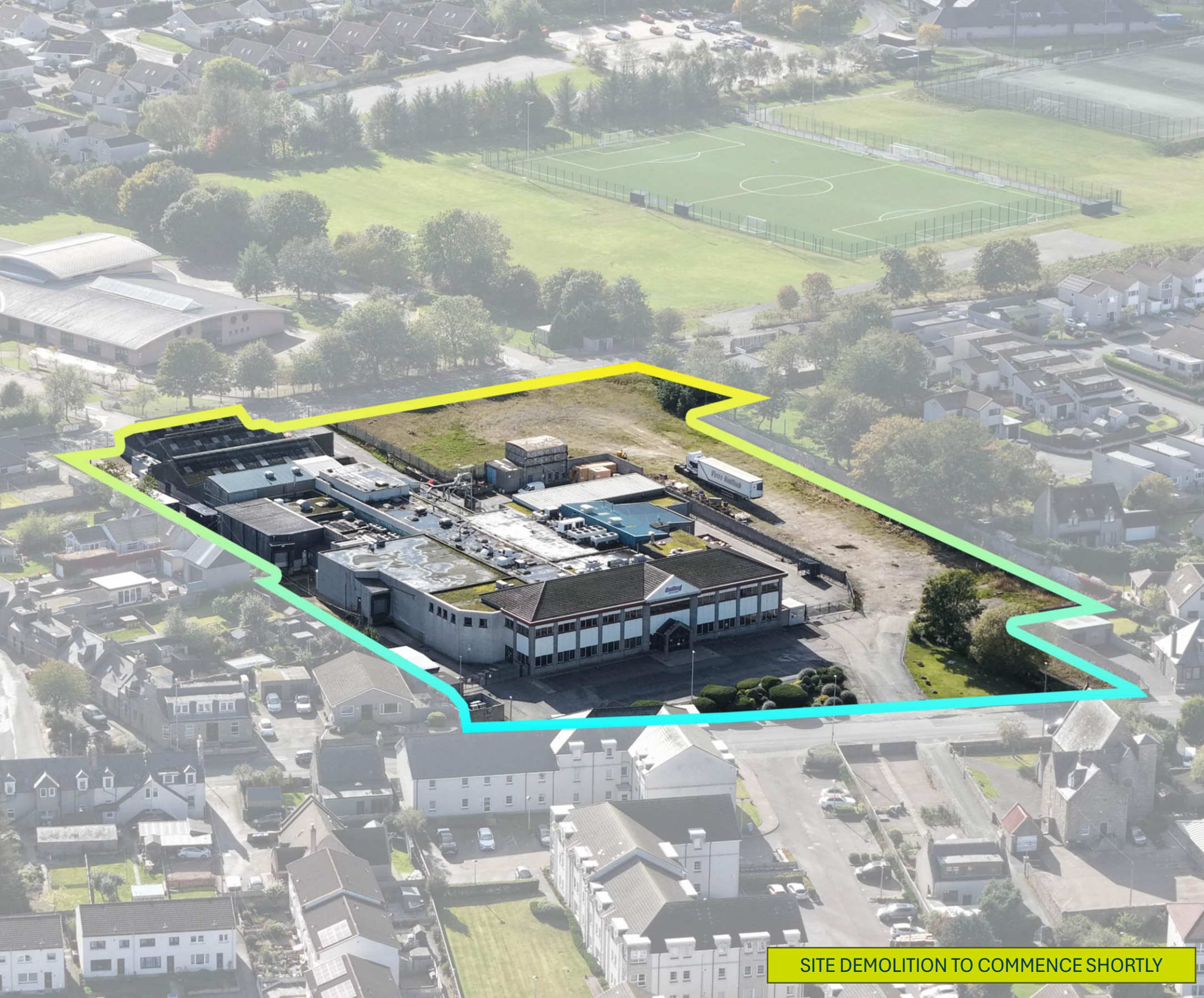
PRIME DEVELOPMENT OPPORTUNITY FOR SALE



North Street, Inverurie



Inverurie | Aberdeenshire | AB51 4TL



EXECUTIVE SUMMARY

- ❑ A rare opportunity to acquire a well-positioned, brownfield development site in one of Aberdeenshire's fastest-growing towns.
- ❑ Located on North Street, a key arterial route through Inverurie, this 3.74-acre site benefits from outline planning consent for residential use and offers significant redevelopment potential.
- ❑ The cleared, level site provides dual access and sits within walking distance of schools, retail amenities, and transport links.
- ❑ Suitable for private or affordable housing schemes - the site is ready for transformation.

LOCATION

Inverurie is a thriving and expanding market town approximately 16 miles northwest of Aberdeen, with a population of around 12,750 and over 1,300 new homes already in the planning and development pipeline.

The town benefits from:

- ❑ Excellent road connectivity via the A96 and the Aberdeen Western Peripheral Route (AWPR)
- ❑ Rail services providing a 25-minute journey to Aberdeen city centre
- ❑ 15-minute drive to Aberdeen International Airport

The site is located on the east side of North Street (B9001), a well-trafficked road linking directly into the town centre. Strathburn Primary School lies immediately to the south, with Inverurie Academy and major retailers (Tesco, ALDI, Inverurie Retail Park) all within easy reach.

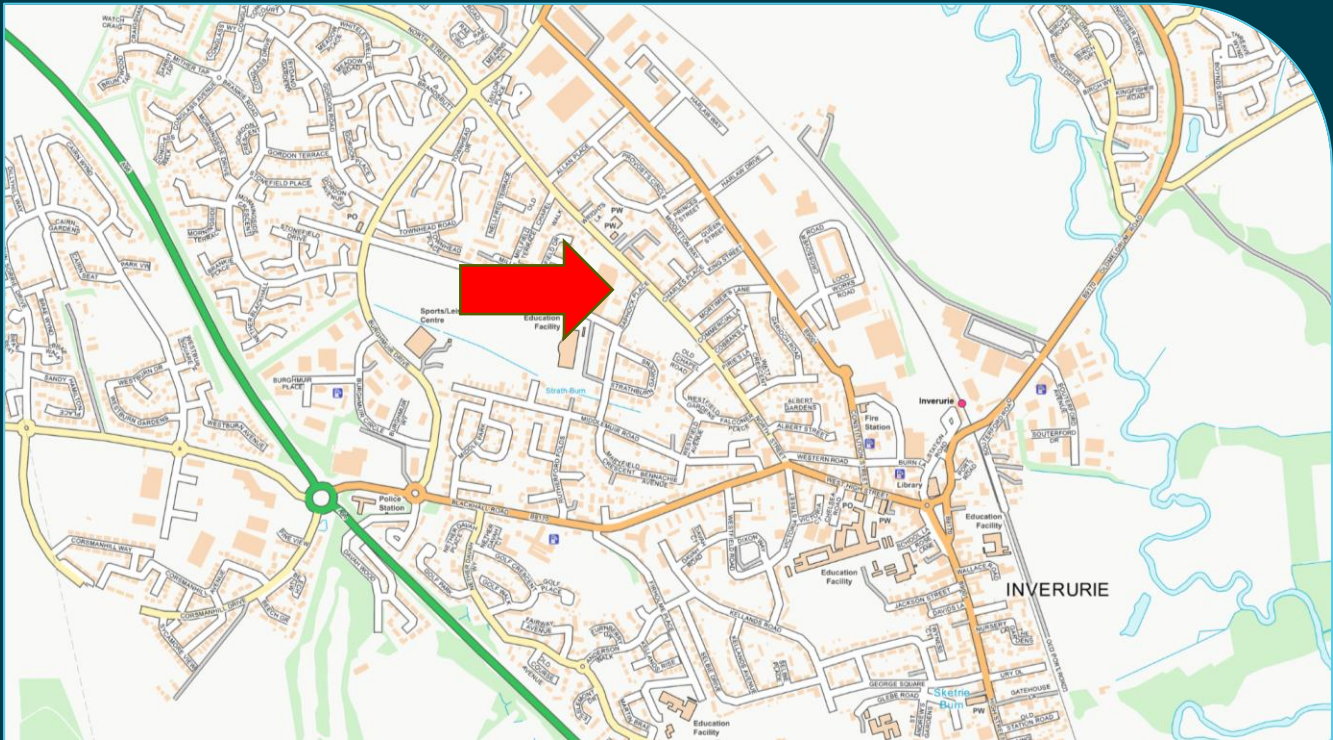
DESCRIPTION

- ❑ Former abattoir site extending to approximately 1.512 hectares (3.74 acres)
- ❑ Will be delivered as a cleared, level plot ready for development
- ❑ Dual frontage and access from North Street and Old Chapel Road
- ❑ Flat topography, suitable for efficient residential layout and infrastructure

SERVICES

- ❑ Mains services currently available on site
- ❑ Purchasers should confirm capacity and connection requirements with relevant providers

North Street | Inverurie



PLANNING OVERVIEW

- ❑ Outline Planning Permission granted for residential development (Ref: APP/2023/0242)
- ❑ Identified as Site OP12 in the Aberdeenshire Local Development Plan 2023 (Previously designated as OP15 in the 2017 LDP)
- ❑ LDP Designation: “Significant redevelopment opportunity in close proximity to town centre”

Interested parties are advised to consult Aberdeenshire Council Planning Department for further guidance on capacity and design parameters.

DEVELOPMENT POTENTIAL

- ❑ Indicative layouts suggest capacity for approximately 50 - 80 residential units (subject to detailed design and density)
- ❑ The site may suit private housing schemes, affordable or key-worker housing (e.g. corporate accommodation tied to infrastructure projects such as the SSE Pathway to 2030)

RATEABLE VALUE

- ❑ Currently assessed as a slaughterhouse with a Rateable Value of £122,000 (effective 1 April 2026)
- ❑ To be reassessed post-demolition

PRICE

- ❑ Offers are invited for the heritable interest (Scottish equivalent of freehold)

LEGAL & AML COMPLIANCE

- ❑ Each party will be responsible for their own legal costs
- ❑ Purchaser liable for LBTT and registration dues where applicable
- ❑ AML checks will be undertaken in line with RICS and HMRC requirements



VIEWINGS & OFFERS

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



**HUTCHEON
MEARNS
REAL ESTATE**

01224 455500

www.hm-re.co.uk

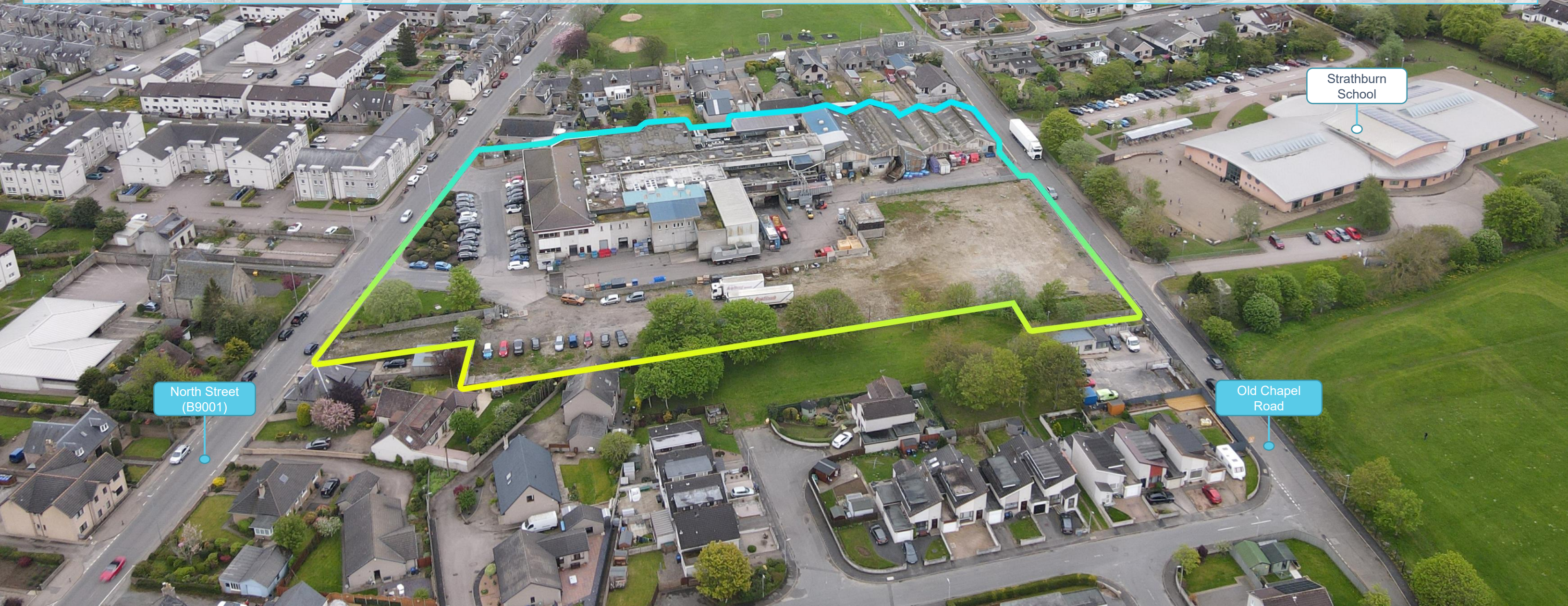
Iain Landsman
07880 480 298
iain.landsman@hm-re.co.uk

David Gavan
07542 236 464
david.gavan@hm-re.co.uk

**ABERDEEN
&
NORTHERN
ESTATES**

01467 623800

James Presly
07801 186 298
james.presly@anmgroup.co.uk



North Street
(B9001)

Old Chapel
Road

Strathburn
School

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February 2026

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