

# MILL OF COLP

TURRIFF

ABERDEEN  
&  
NORTHERN  
ESTATES

"A unique opportunity to purchase **commercial premises** with useful yard area and general purpose store, benefitting from **good road links on the outskirts of Turriff**"

# Mill of Colp Store and Yard area

what3words location: [///goodbye.hatch.dressings](https://www.what3words.com/?q=///goodbye.hatch.dressings)



For Sale as a whole:

**Offers Over £220,000**

## Property Highlights

- + Storage yard area with gravel hardstanding extending to 1.63 acres or thereby.
- + Versatile general purpose shed extending to 624m<sup>2</sup> or thereby.
- + Accessible rural location with useful road links, close to the town of Turriff.

## Location and Situation

For those looking for storage yard area with plentiful indoor and outdoor space, with good road links in a convenient location near Turriff, Mill of Colp would be the ideal choice.

The property is in a rural location approximately one mile south east of the town of Turriff and accessed along a minor public road linking the A947 in Turriff and the B9170 Cuminestown road which also connects with the A947. Both primary and secondary education is available at Turriff along with a wide range of shops (including supermarkets) services and recreational facilities. The town is host to the annual Turriff Show, the biggest two-day agricultural show in Scotland, with the show park only a short distance from Mill of Colp. Turriff also provides leisure facilities including a swimming pool, an 18-hole golf course and 'The Haughs', home to Turriff United FC that play in the Highland League.

The Banff & Buchan coastline can be found a short distance to the north. Banff is the largest town on this stretch of impressive coastline and the town provides a range of local shops and things to see and do, including the impressive Duff House and walks along the River Deveron. The town is also home to Duff House Royal, an 18-hole parkland golf course.

## Directions

From the south, take the A947 road north from Aberdeen and then Oldmeldrum, following signs for Turriff. Approximately one mile after passing through the hamlet of Birkenhills, turn right onto the B9170 road, signposted 'Cuminestown 5' and 'New Deer 11'. After about half a mile, take the next left signposted for 'Meikle Colp'. After about 1/4 mile, you will find Mill of Colp on the left, as indicated by our 'for sale' board.

From Turriff, follow Balmellie Road in a south-easterly direction, following signs for 'Mill of Colp'. After leaving Turriff, follow this road for just over one mile and you will find Mill of Cop on the right-hand side, as indicated by our 'for sale' sign, immediately after crossing over a burn.

## Distances

Turriff 1 mile      Banff 13 miles      Inverurie 20 miles      Aberdeen 33 miles

# Mill of Colp, Turriff, Aberdeenshire, AB53 8DX



## Description

Mill of Colp comprises a large storage yard with a Title area extending to a total area of 1.63 acres, (6,600m<sup>2</sup> or thereby). The yard mostly comprises of an open area laid to gravel, providing ample space for storage of machinery or similar, as well as two buildings detailed below.

The main building (36.3m x 19.2 with 6m eaves height) on the site comprises a substantial general purpose shed of steel portal frame construction, with concrete flooring, sheeted roof and useful mezzanine floor. The store provides an excellent and versatile space extending to a Gross Internal Area of more than 620m<sup>2</sup>.

Although not built, previous owners were granted full planning permission in 2017 for an extension to the commercial store premises (APP/2016/3280).

In addition, there is a modular unit of flat roofed construction located to the east of the store. This building extends to a Gross External Area of just over 70m<sup>2</sup>.

The yard is bordered by the public road to the north, with treeline to the east, agricultural land to the south and the Idoch Water to the west. The property was previously utilised as an agricultural vehicle and machinery storage area. The site is well secured, with a bolted gate marking the entrance from the public road, as well as chain link fencing surrounding the site.

## Services

The property benefits from services on-site with mains electricity and private water.

## Rating Assessment

The most recent valuation roll, effective from 01 April 2023 and produced by the Grampian Assessor and Electoral Registration Office, show a total rateable value of £12,870. Of the total value, £9,589 is attributed to the value of the general purpose shed, with the remaining £3,281 attributable to the yard area.

## Viewing

For viewing requests, by appointment only, please contact the selling agents on 01467 623800.

# Property Details & Important Notices

**Local Authority:** Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

**Entry:** By mutual 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.

**Anti Money Laundering Compliance:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

**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.

**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

**Title:** The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



## Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

**Purchase Price:** Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

**Date of publication:** Oct 2025. **Photographs taken:** Sept. 2025.

**Viewing strictly by appointment**

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To view this property or for further information,  
contact the selling agents:

01467 623800  
estates@anmgroupp.co.uk



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