



RESIDENTIAL DEVELOPMENT SITE AT ST KATHERINES, OLDMELDRUM, ABERDEENSHIRE

- Residential development site over 2 phases
- Potential for 50 residential units plus business land extending to approximately 1 hectare (2.4 acres)
- Adjacent to A947
- 30 Minutes from Dyce and Airport

PRICE ON APPLICATION

To view the property or for further information please contact:-

Aberdeen & Northern (Estates) Ltd
01467 623800
estates@anmgroupp.co.uk

Aberdeen & Northern (Estates) Ltd
Land & Estate Agents,
Surveyors, Auctioneers
Thainstone,
Inverurie, AB51 5XZ



Location

St Katherines is located on the A947 Aberdeen to Banff main road, approximately 5 miles north of the thriving market town of Oldmeldrum. St Katherines is a small village within easy commuting distance of Aberdeen yet offers a pleasant rural setting with attractive views towards Bennachie.

Planning

The site is zoned for 50 residential units over 2 phases (phase 1, 15 units; phase 2, 35 units). Planning permission in principle for Phase 1 has been applied for (Planning Ref: APP/2013/2501) and at the time of printing is pending subject to the completion of a Section 75 agreement.

Plans showing the proposed layout of the 2 phases are included in this brochure below the location map.

Services

We understand that services are available in the vicinity of the subjects, with foul drainage proposed to be to a new Waste Water treatment Plant to the north of Phase 2. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacities of services.

Price

Our clients are seeking offers for the benefit of their heritable interest. Interested parties are requested to register their interest with the sole selling agent below. The purchaser will be responsible for any LBTT that may arise as a result of this sale.

VAT

All prices, premiums and rents quoted are exclusive of any Value Added Tax.

Entry

Immediate, upon confirmation of formalities.

Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3HA. Tel: 08456 08 1207
www.aberdeenshire.gov.uk

Viewing & Offers

Strictly by appointment with the selling agents

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.

Date of Publication:

May 2015

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

