

# Property Particulars



## FOR SALE

## DEVELOPMENT OPPORTUNITY

GAP SITE AT  
3/7 CARMELITE STREET  
BANFF  
AB45 1AF

- Town Centre Location
- 0.011 hectares (0.028 acres)
- Interesting development opportunity

### Viewing Arrangement

To view the property or for further information please contact:

Jane Burgess

Tel: 01779 483290

or 07500 092316

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[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)



## **Location:**

The site for development is located in the historic centre of Banff in close proximity to local amenities and services.

## **The Plot:**

The development plot has an area of 0.011 hectares (0.028 acres) or thereby.

## **Services:**

Mains electricity, water and drainage services are located in close vicinity. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## **Planning:**

The site is located in the heart of the town centre in the Conservation area and may be suitable for development for commercial, residential or community purposes.

It is the purchaser's responsibility to ensure the subjects are suitable for their purpose. Interested parties should consult with the Local Planning Authority directly – Planning Service, Aberdeenshire Council, Town House, Low Street, BANFF AB45 1AY, Tel (01261) 813200.

## **Price:**

Offers are invited.

## **VAT:**

The property is understood to be exempt from VAT.

## **Legal Costs:**

Each party will be responsible for their own legal and other expenses incurred as a consequence of this transaction.

## **Conditions of Sale:**

The site will be sold subject to any existing servitudes, rights and wayleaves. The purchaser will be held to have satisfied themselves as to the nature of all such servitudes, rights and wayleaves, if any.

## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **Viewing Arrangements / Offers:**

The site can be viewed at any time.

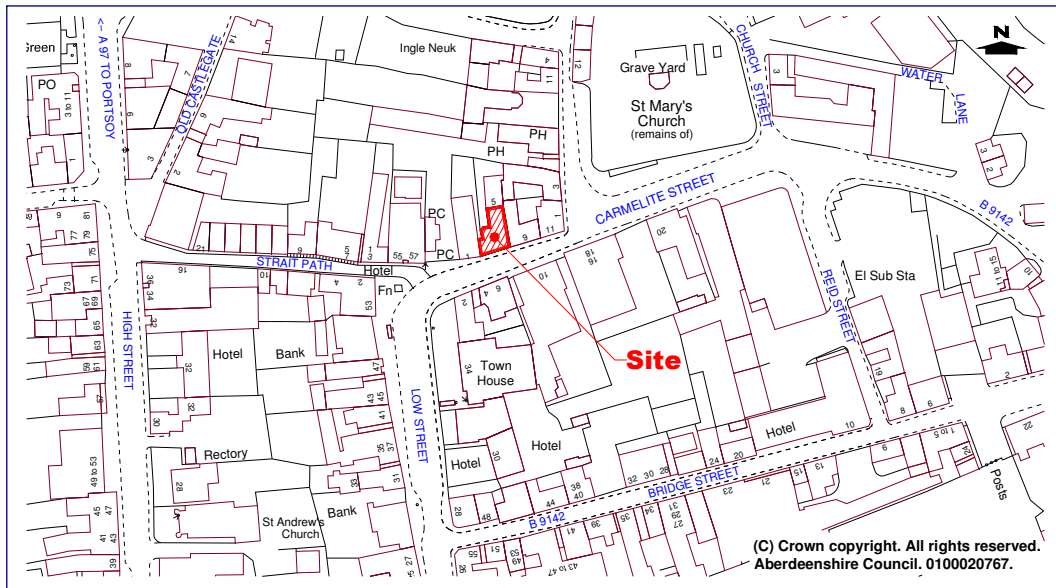
Any persons who wish to submit an offer should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, (01224) 664255.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

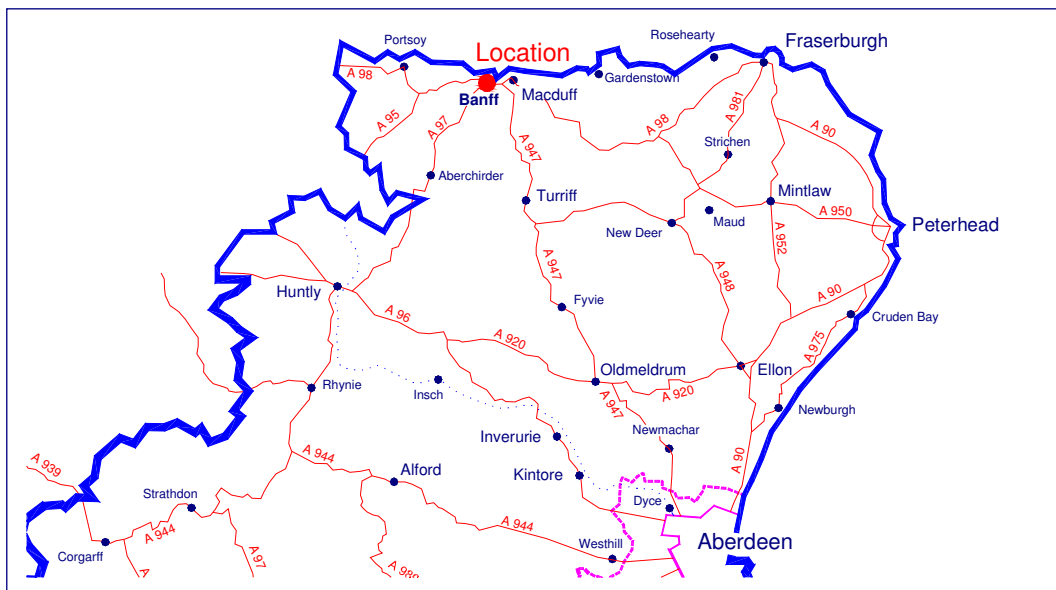
## **Date of Publication:**

November 2011.

## Site Plan:



## Location Plan:



## Misrepresentation Act 1967 and Property Misdescriptions Act 1991

### Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.