

## PROPERTY PARTICULARS



# FOR SALE

DEVELOPMENT OPPORTUNITY  
WELFIELD TERRACE, ABERCHIRDER  
AB54 7TZ

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

*Serving Aberdeenshire from mountain to sea - the very best of Scotland*

## Location

Aberdeenshire Council offer for sale by competitive tender the former Landscape Services depot and garages at Wellfield Terrace, Aberchirder.

The properties are situated in the north east end of the village of Aberchirder, adjacent to the junction between Smith Crescent and Wellfield Terrace. The site is in close proximity to the local school and a number of local services.

Aberdeen City (48 miles) and Airport (53 miles) can be accessed from the nearby A97 and A96 while regular train and bus services provide ample public transport options from the local railway and bus stations at Huntly.

Extract plans are provided showing the location and approximate boundaries of the subjects.

## Directions

From Aberdeen follow the A96 to Inverness. Approximately one mile before Huntly, turn right on to the A97, sign-posted to Banff. On entering Aberchirder (South Street) take third left on to School Lane. Follow School Lane north towards the junction with Taylor Drive and Wellfield Terrace. The properties are located on the right hand side on the corner of Wellfield Terrace and Smith Crescent

## Description

The subjects of sale, the former Landscape Services depot were built as a local grounds maintenance yard. The properties are now surplus to requirements.

The units, with direct access from the street, occupy an area of 0.360ha (0.089 acre) or thereby. The former store comprises a traditional stone built basic finish with pitched, hipped ends metal profiled sheet roofing and concrete flooring. The attached garage comprises of a timber construction on brick foundations with concrete flooring, pitched corrugated metal sheet roof and corrugated metal walls. Adjacent to the former store & garage and lying to the north east of the yard there are two lock up garages in semi-detached timber construction to be included within the sale. The two lock up garages are generally in a poor standard of finish and repair.

Externally the properties are in a generally poor condition and would require substantial renovation and upgrading for continued use as storage facilities, retail or office premises. Internally, the properties are in need of considerable renovation and upgrading to bring them up to a modern standard.

## Accommodation

### Depot/Garage

Open plan workshop/store - Gross Internal Area is approximately 85.50 sq ms

**2 Lock Up Garages** - Gross Internal Area is approximately 27.60 sq ms

## Services

The former depot is served with mains electricity, mains water supply and drainage.

Interested parties should, however, satisfy themselves regarding the detailed whereabouts, capacity and condition of services.

## Energy Performance Certificate

An Energy Performance Certificate (EPC) is not required for these properties.

## Rateable Valuation

The subjects are currently rated under Class 6 as a storage facility with a Rateable Value of £400 (2010) per annum. The subjects may have to be re-assessed depending on future and/or proposed or other use.

## Planning

With regard to the proposed use of the subjects it is pointed out that it is the entire responsibility of any prospective purchaser to ensure that any proposals they have regarding the future use of the property is acceptable to the Planning Authority. It is recommended that prospective purchasers discuss these matters with the Planning and Environmental Service of Aberdeenshire Council prior to submitting an offer. The Planning Service is located in Arbuthnot House, 62 Broad Street, Peterhead, AB42 1DA  
Tel: 01779 483721

Prospective purchasers will be held to have satisfied themselves as to the exact planning position.

## Price

Offers are invited.

## Date of Entry

By arrangement

## Viewing Arrangements

By prior arrangement:

Contact: -

Estates Surveyor, 52 Broad Street, Peterhead  
Telephone (01779) 483712

## Offers

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

All persons who have requested that their interest in the property be noted will receive formal confirmation thereof and will be sent details of the closing date once it has been set, together with details of the Council's tender procedures that must be strictly adhered to. Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may not be considered.

The Council is not bound to accept the highest or indeed any offer.

## Conditions of Sale

### Misrepresentation Act 1967 and Property Misdemeanors Act 1991:

These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and you are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. You are strongly advised to verify their condition prior to submitting an offer to purchase.

Any plans, areas, measurements of 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 in good faith and prospective purchasers should satisfy themselves on such matters prior to submitting an offer.

### **NOTICE TO PROSPECTIVE TENDERERS**

May I take this opportunity of bringing to your attention the following important notes regarding the submission of tenders.

It is the responsibility of each tenderer to ensure that the tender is received at the office of the Head of Legal and Governance, Woodhill House, Westburn Road, Aberdeen, AB16 5GB before 10.30 a.m. on the closing date detailed in the attached Tender Document.

#### **LATE AND FAXED TENDERS WILL NOT BE ACCEPTED**

All tenders received after the closing time will not be considered and will be opened, identified and returned to the sender immediately.

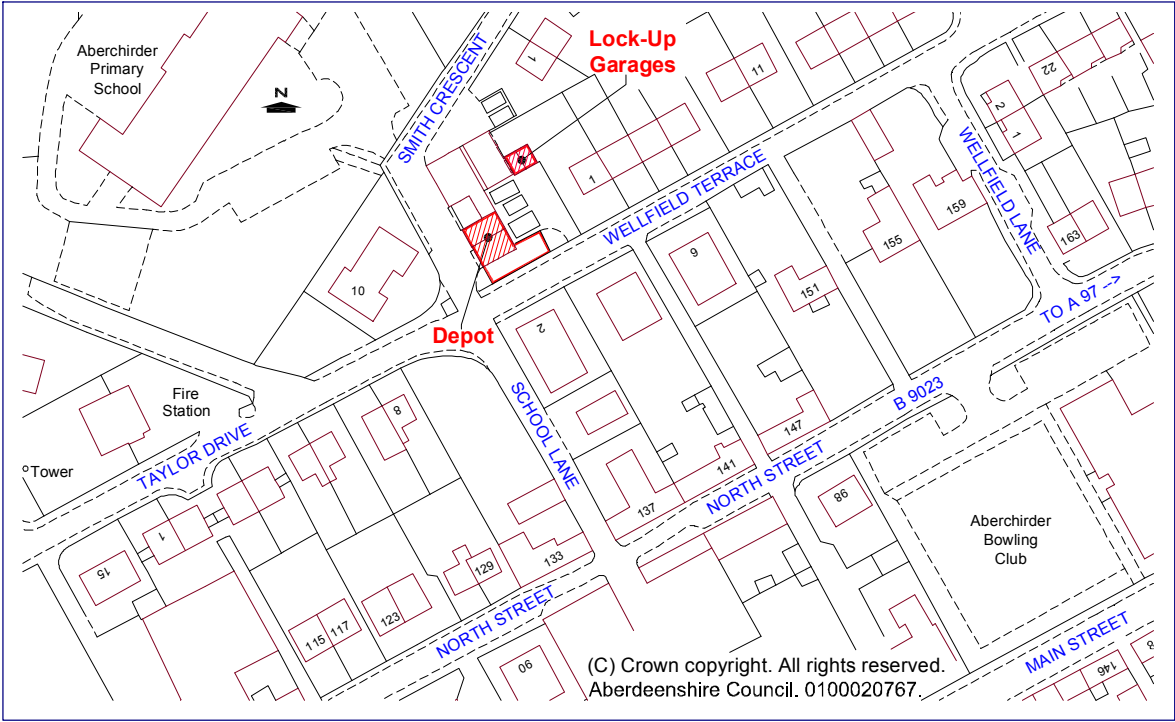
The use of outside agents as Couriers, British Rail, Red Star, Royal Mail, DX Exchange or other similar organisations, may not necessarily guarantee delivery by the required date and time especially during inclement weather. It is the responsibility of the tenderer to ensure that the tender is timeously received at the above mentioned office.

The orange tender envelope which has been supplied with this Tender for use by prospective tenderers has been specifically selected so that it is clearly identifiable when received in Woodhill House with other mail. Should you enclose it within a standard envelope or send it by courier services within their special envelopes, the word "**TENDER**" together with the closing date must be prominently displayed with the address on these envelopes for the ease of identification on arrival at Woodhill House.

If your tender documents are larger than the envelope provided please tape the orange envelope to the outside of your package to ensure the tender information is clearly visible.

All tenders which are delivered by hand, or sent by courier service should be delivered to the Main Reception Desk, Ground Floor, Woodhill House, Westburn Road, Aberdeen, AB16 5GB where a receipt will be given detailing the date and time of receipt of the tender.

# Site Plan



# Location Plan

