

PROPERTY PARTICULARS



DEVELOPMENT OPPORTUNITY

Erroll Street / St Peter Street, Peterhead

To maintain the future of Peterhead as a self-sustaining community and a quality service centre for Buchan, Aberdeenshire Council seeks to secure the enhancement and regeneration of the Town Centre. The Council's aspirations and that of the community are to see the expansion of first class shopping opportunities supplemented where possible by appropriate leisure uses. To achieve this aspiration the Council are making available for development a prime town centre site.

The Council invite proposals for the development of the site

www.aberdeenshire.gov.uk/property

Location:

Peterhead is Aberdeenshire's largest town with a population of approximately 18,000 and a catchment of around 70,000. Located one hour's drive from Aberdeen the town is Europe's largest white fish port and an important service centre for the Oil and Gas industry.

The site occupies a prominent position at the south west gateway to the Peterhead Town Centre. It has frontage to two busy streets one of which is Erroll Street where retail uses predominate. This frontage forms a natural extension of a busy town centre where such multiples as McKays, Argos, New Look, Dorothy Perkins, WH Smith and Superdrug are established. The location of the site in relation to the surrounding area is shown on the cover photograph

Description:

The site extends to 1.03 acres or thereby, is cleared of buildings and is relatively level. The boundaries are indicated on the front cover aerial photograph.

Services:

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

Planning:

The site has an existing planning permission (granted early 2008) which permits the erection of three non - food retail units with associated car parking and landscaping.

Notwithstanding the foregoing it is the entire responsibility of interested parties to ensure that any proposals they have regarding the use of the subjects is acceptable to the Planning Authority. It is recommended that they discuss these matters with the Planning Service of Aberdeenshire Council. The Service is located in Arbuthnot House, 62 Broad Street, PETERHEAD AB42 1DA Tel (01779 483289) / contact Wendy Forbes (Buchan Area Planning Officer). Parties submitting proposals will be held to have satisfied themselves as to the exact planning position.

Proposals:

The Council invite proposals from developers for the redevelopment of the Site.

Proposals must provide:-

- (a) Full details of proposed land uses together with outline design details taking appropriate account of Development Plan policy in light of the current planning status of the site.
- (b) Price offered for the ownership interest in the site.
- (c) Details of the bidder's team and previous experience of town centre redevelopment.
- (d) Envisaged timescales for delivery of the proposals.

In considering proposals the Council will take account inter alia of the following:-

- (i) The potential to secure the development of the site in a way which will most effectively reflect community aspirations whilst at the same time securing an appropriate economic and environmental development of the site and
- (ii) The sustainability of the proposals.

In selecting the preferred bidder(s) the Council will have regard to, inter alia, the expertise and experience of the team and the perceived prospects for the successful delivery of the project.

VAT:

A sale will be exempt from Value Added Tax.

Date of Entry

On conclusion of legal formalities

Viewing Arrangement

For further general information prospective purchasers should contact:
Principal Estates Surveyor. Telephone: (01779) 483290.

Offers:

Persons who wish to submit a proposal 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 parties who have requested that their interest in the property be noted will receive formal confirmation of their noted interest and when a closing date has been set will be sent a tender envelope together with details of the Council's tender procedures.

Parties making a submission will be required to demonstrate that their proposal is substantive and has a realistic prospect of being delivered. The Council will be the sole judge of whether or not this requirement is satisfied.

The Council will consider all proposals submitted. Parties whose proposal is preferred by the Council will be invited to enter discussions with a view to establishing the details of arrangements to achieve the Council's objective. The Council reserve the right to negotiate with any bidder should the Council consider it appropriate to do so.

The Council will not be bound to confer preferred bidder status on any bidder.

The Council will not be liable for any expenses or losses incurred by the bidders and resulting from their involvement in the submission process.

The Council are not bound to accept the highest or any offer for the property.

It is not to be inferred from the Council's decision, as Landowner, to invite proposals for the Site that planning consent for any proposed development on the Site will be granted and the granting of preferred bidder status by the Council will not commit the Council nor in any way prejudice the Council's position as Planning and Building Authority.

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 lease.

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 lease, prospective tenants 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 tenants should satisfy themselves on such matters prior to submitting an offer.

Location Plan

