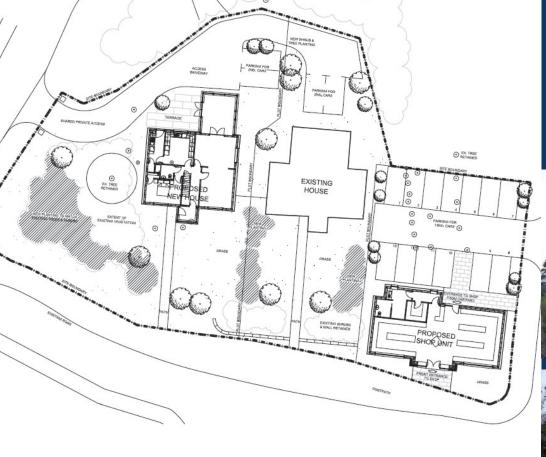
FOR SALE

RETAIL AND RESIDENTIAL DEVELOPMENT OPPORTUNITY

KING MALCOLM DRIVE, KINGSEAT, NEWMACHAR ABERDEEN, AB21 0AP



- FULL PLANNING
 PERMISSION FOR HOUSE
 AND RETAIL UNIT
- OFFERS ARE INVITED





The subjects are located within Kingseat just a short distance from Newmachar on the B979. The location of the site provides rapid access to both Aberdeen International Airport and also to the main Industrial Estates within Dyce. Furthermore, the subjects are located within a 50 minute drive of Aberdeen city centre and therefore offer excellent access to the local road network.

The surrounding area is mainly residential in nature although a number of high profile commercial occupiers are located nearby which include Morrison Construction and Enterprise North East Trust.

The Ordnance Survey extract overleaf is for identification purposes only.

PLANNING PERMISSION:

At present on the site is a detached residential dwelling which is suitable for redevelopment and undeveloped areas of land where the proposed new house and shop unit are to be located.

Full planning permission has been granted for the erection of a dwelling house and retail unit subject to a number of conditions. Further information can be provided to seriously interested parties upon request or can be found at www.aberdeenshire.gov.uk/planning reference number APP/2008/2735.

Notwithstanding, individuals should make their own enquiries with the Local Planning Authority in order to establish the suitability of their proposed use should it differ from the current permission.



VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

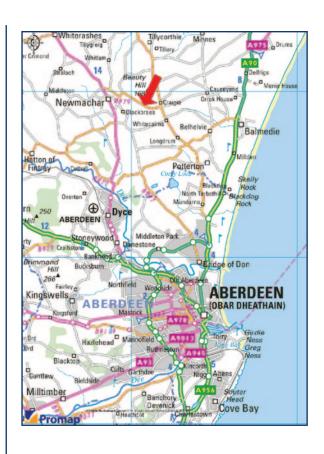
J & E Shepherd Chartered Surveyors 35 Queens Road Aberdeen AB15 4ZN

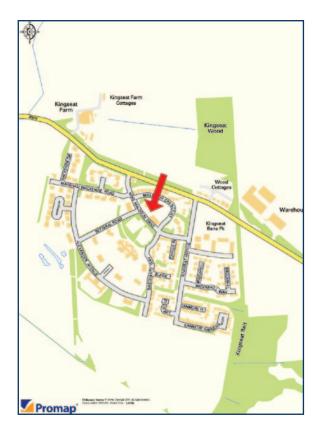
Tel: (01224) 202800 Fax: (01224) 202802

www.shepherd.co.uk

Valuation • Sales and Lettings • Acquisition • Rent Reviews • Investment • Development • Rating • Building Surveying • Property Management







CLOSING DATE:

Interested parties should note their interest formally through their legal representative in order to be informed of any forthcoming closing dates.

PRICE:

Offers are invited for our client's interest in the subject site

VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-

J & E Shepherd, Chartered Surveyors

35 Queens Road, Aberdeen AB15 4ZN

Tel: 01224 202800 Fax: 01224 202802

Publication date: January 2014

Email: j.morrison@shepherd.co.uk

or s.young@shepherd.co.uk

Contact: James Morrison or Scott Young



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