

# 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



### LOCATION:

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](http://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](http://www.shepherd.co.uk)



#### 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

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