

FOR SALE

NEW BUSINESS UNIT, SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

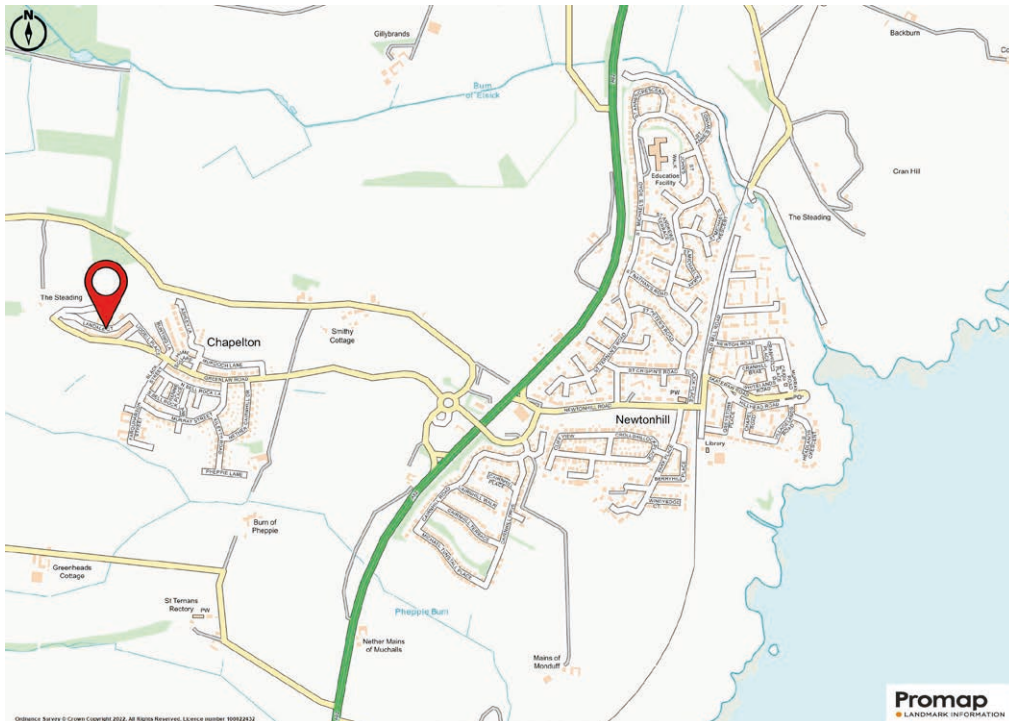


Unit 2, Quarryline Street, Chapelton, Aberdeenshire

WELCOME TO CHAPELTON

Chapelton is a vibrant new community, it adapts the best traditions of Scottish town design for modern living. Bordered by rolling farmland and the dramatic coastline of the North Sea within sight, Chapelton is ideally-positioned to make the most of Aberdeenshire's spectacular scenery.

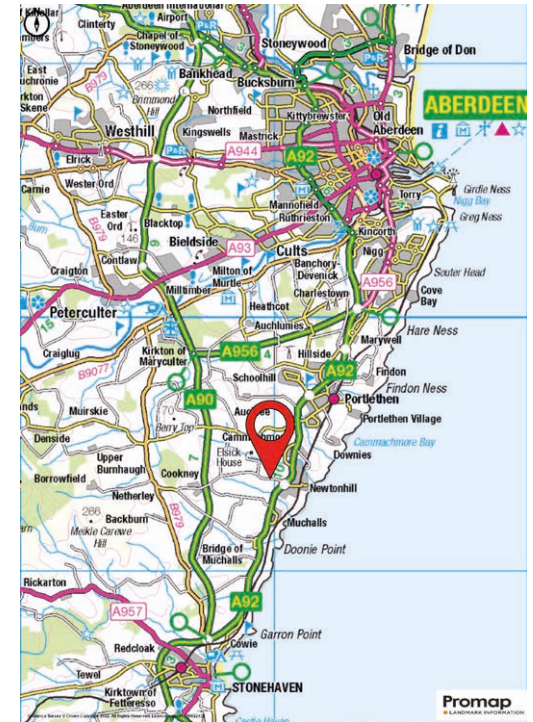
The Chapelton masterplan proposes the development of 4,045 houses along with all associated uses, such as shops, offices, parks and schools. The first phase of Chapelton has been delivered by Places for People Scotland, Stephen, AJC Homes, Snowdrop Development and BRIO Retirement Living. Chapelton is already home to approximately 600 people and there have already been 300 properties completed.



LOCATION

Chapelton is an 810 hectare new town in Aberdeenshire, located 10 miles south of Aberdeen City Centre and 5 miles north of Stonehaven. The town is conveniently placed within close proximity to the A92 and Newtonhill is approximately 0.7 miles East of the site.

Located on Quarryline Street, the property comprises a central location. It is within close proximity to The Hut, which is Chapelton's first community building and Liddell Park.



DESCRIPTION

The property is a single storey ground floor corner unit, completed to shell specification. The property benefits from excellent natural light with windows on three elevations.

PRICE

£95,000 for the heritable interest in the property.



To arrange a viewing please contact:



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FLOOR AREAS

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	38.10 sq. m	410 sq. ft
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PARKING

There is a communal car park located to the rear of the property, comprising 23 car parking spaces and a disabled space.

RATING

The property will require to be assessed on occupation. The incoming occupier will have the right to appeal the Rateable Value and may also be entitled to rates relief under the various schemes currently available.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction.

VIEWINGS & OFFERS

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: November 2022