

# FOR SALE



## Hardstanding Secure Yard and Buildings

Moshill Croft, Whitecairns, AB23 8XA

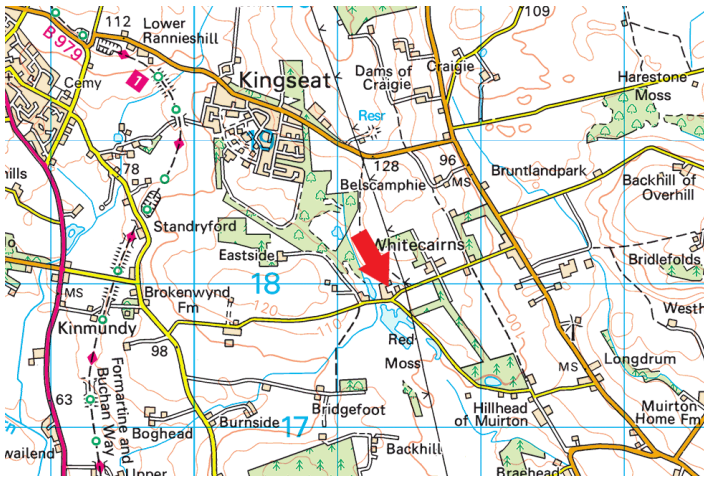
Area: 2.06 ha [5.09 acres]

- Short Term Income Currently Available
- Approximately 3 miles North West of AWPR Blackdog Junction
- Adjacent Residential Dwelling and Land available by separate negotiation
- Redevelopment Opportunity – Subject to Planning
- Offers over £330,000



**Jackson**  
CHARTERED SURVEYORS

Call 01224 900029  
[www.jacksonsurveyors.co.uk](http://www.jacksonsurveyors.co.uk)



#### LOCATION

The subjects are located in a rural location approximately half a mile to the west of the Aberdeenshire village of Whitecairns and around 8 miles to the north of Aberdeen City. The property is within easy reach of the A90 with the Blackdog Junction of the AWPR approximately 3 miles to the south east and the Parkhill Junction of the AWPR approximately 3 miles to the south. The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise a large storage yard, mainly laid to hardcore. The yard is secured by way of a chain link fence and gates. A variety of buildings are currently located on site, including a semi-derelict stone built cottage with pitched and slated roof, adjoining stone built former steading with pitched and slated roof, a storage shed and two Nissan huts. The site benefits from a loading bank.

Areas of the site are currently let to occupiers on short-term agreements. Further detail are provided below.

#### ADJACENT RESIDENTIAL DWELLING AND LAND

Our client also owns the adjacent residential dwelling (Heatherview) and surrounding amenity land. This is available for sale either separately or together with the subjects. Further information can be obtained from the joint selling agent Aberdeen and Northern Estates Ltd.

#### SITE AREA

Yard 2.06 ha (5.09 acres)

#### TENANCIES

Sections of the yard and buildings are currently let to occupiers on short-term agreements.

The rents currently payable are:

Tenant	Rent	Lease expiry
Genny Hire	£400 per month	30/11/2024
Jim Stott Blacksmith	£300 per month	15/01/2025
Barry Dawson	£200 per month	15/01/2025
Raymond Barclay (Carle's Sheds)	£1,200 per Quarter	28/02/2025
Total Income	£15,600 per annum	

Further information including payment history is available from the selling agents.



#### PRICE

Offers over £330,000

#### SERVICES

There are currently no services on site.

#### RATEABLE VALUES

The subjects are currently entered in the valuation roll under 7 separate entries as follows:

VR85572	£3,400
VR85569	£3,200
VR85571	£3,300
VR17244	£11,500
VR85568	£3,400
VR98627	£8,400
VR98628	£2,600

An incoming purchaser would have the right to appeal these figures

#### VAT

Any price quoted is exclusive of Value Added Tax which may be applicable.

#### ENTRY

On conclusion of all legalities

#### LEGAL COSTS

Each party will bear their own legal costs arising from the transaction. The purchaser will be responsible for any applicable LBTT and registration dues.

#### CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the joint selling agents.

#### OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

#### Contact:

Kevin Jackson  
Jackson Chartered Surveyors  
01224 900029  
kevin@jacksonsurveyors.co.uk

James Presly/Andrew Beedie  
Aberdeen and Northern Estates  
01467 623800  
estates@anmgroup.co.uk

## Contact

Kevin Jackson  
Jackson Chartered Surveyors  
Tel: 01224 900029  
Mobile: 07834 521600  
Email: kevin@jacksonsurveyors.co.uk

Jackson Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Jackson Chartered Surveyors has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

**Jackson**  
CHARTERED SURVEYORS

7 Albert Street, Aberdeen, AB25 1XX

Vikinglea, Arbroath, DD11 2QR

[www.jacksonsurveyors.co.uk](http://www.jacksonsurveyors.co.uk)