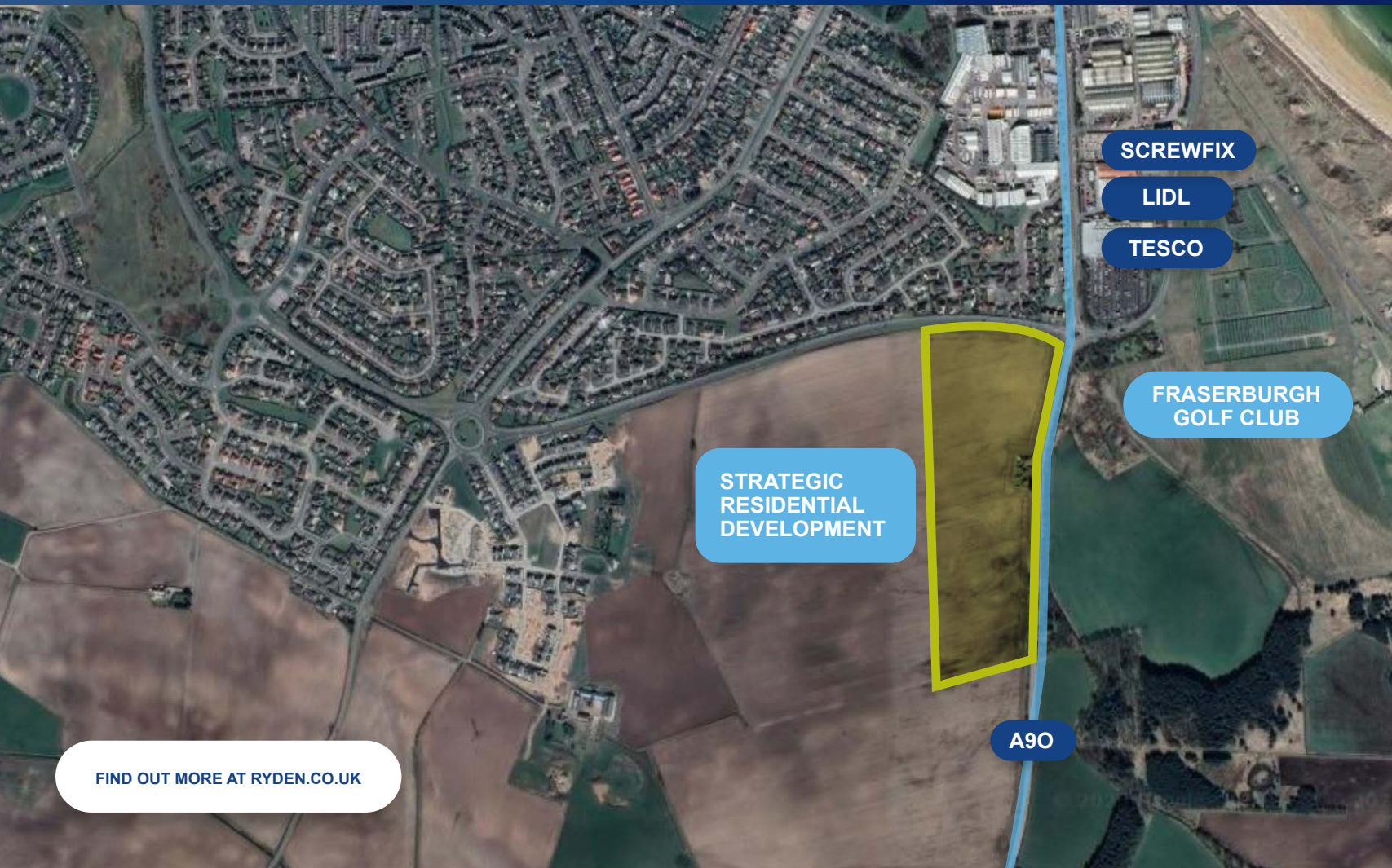


# Ryden

## FOR SALE

MIXED USE  
DEVELOPMENT SITE  
PLOTS AVAILABLE



SCREWFIX

LIDL

TESCO

FRASERBURGH  
GOLF CLUB

STRATEGIC  
RESIDENTIAL  
DEVELOPMENT

A90



BOOTHBY  
ROAD (A90)  
FRASERBURGH

EMPLOYMENT USE SITE

MIXED USE  
OPPORTUNITIES

SCOPE FOR RETAIL,  
LEISURE, ROADSIDE  
AND OTHER  
COMMERCIAL USES

ADJACENT TO LARGE  
STRATEGIC RESIDENTIAL  
DEVELOPMENT

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



## LOCATION

Fraserburgh is a town in Aberdeenshire having a population in excess of 12,500, lying approximately 40 miles north of Aberdeen and 17 miles north of Peterhead.

The busy commercial fishing harbor of Fraserburgh is the biggest shellfish port in Europe. The town is also popular with tourists to its award winning-beach, the Museum of Scottish Lighthouses and other areas of interest.

## DESCRIPTION

The subject site occupies a prominent position and is bounded by the main A90 to the east which heads south to Peterhead and Aberdeen, and Boothby Road to the north.

Tesco is located diagonally opposite the site and Lidl is close by as is Fraserburgh Golf Club. The adjacent site comprises a 95 acre site of strategic residential importance.

## SITE AREA

Plots available of up to 10 acres as shown on the indicative plan.

## PLANNING

Currently allocated as Employment Use Land within the Aberdeenshire Local Development Plan 2023. Suitable for a variety of uses, subject to planning.

## TENURE

Ownership or leasehold proposals will be considered.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



**SITE OCCUPIES A PROMINENT POSITION AND IS BOUNDED BY THE MAIN A90 TO THE EAST WHICH HEADS SOUTH TO PETERHEAD AND ABERDEEN**

**THE BUSY COMMERCIAL FISHING HARBOR OF FRASERBURGH IS THE BIGGEST SHELLFISH PORT IN EUROPE.**



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DEVELOPMENT SITE  
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BOOTHBY  
ROAD (A90)  
FRASERBURGH

# GET IN TOUCH

Please get in touch with our selling agent for more details.

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for 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 intended 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2023**

