



**PROPOSALS:**

Our clients intention is to make the sites available to purchase however consideration will be given to long term ground leases, subject to minimum requirements.

Further details on this can be provided to seriously interested parties upon request.

**PLANNING:**

The Business Park has permitted development for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution). We believe the sites may be suitable for uses out with the permitted development and any interested parties are advised to contact the local Planning Authority to establish the suitability of their proposed use.

**ENTRY:**

Upon conclusion of legal missives.

**VAT:**

All figures are quoted exclusive of VAT at the prevailing rate.

**LEGAL COSTS:**

Each party shall be responsible for their own legal costs, with the purchaser being responsible for an LBTT and Registration Dues where applicable.



**FOR SALE/LEASE**

**FULLY SERVICED DEVELOPMENT SITES**

Banchory Business Park  
Burn O'Bennie Road  
Banchory AB31 5ZU



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

**Shepherd Chartered Surveyors**  
35 Queens Road, Aberdeen AB15 4ZN  
t: 01224 202800  
f: 01224 202802

**James Morrison** j.morrison@shepherd.co.uk  
**Chris Grinyer** c.grinyer@shepherd.co.uk

A development by:

**North Banchory Company**



[www.northbanchory.com](http://www.northbanchory.com)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy himself as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars.

SITES AVAILABLE FROM 0.24 ACRES TO 5.2 ACRES

LOCATED WITHIN AN ESTABLISHED COMMERCIAL LOCATION

NO REQUIREMENT FOR DESIGN AND BUILD

## A GREAT OPPORTUNITY

We are pleased to bring to the market an opportunity to acquire, or lease, fully serviced commercial development sites within the popular Deeside town of Banchory.

**Banchory, which is located 18 miles west of Aberdeen, serves as one of the main service and employment centres in the area. It offers a variety of services and facilities including a vibrant town centre, a secondary school, two primary schools, swimming pool, sports centre, health centre, community facilities, along with a number of commercial occupiers.**

### LOCATION:

The subjects themselves are located within Banchory Business Park, which is located to the east end of the town and is easily accessible from either the Hill of Banchory West Road, Hill of Banchory South Road or Hill of Banchory East Road which itself is accessed directly off the A93, which also serves as the main access road to Tesco.

A number of the sites have already been developed which includes Banchory Business Centre, Burnett House and Woodlands Nursery.

### DESCRIPTION:

The subjects comprise of a number of development sites which are fully serviced and platformed and consequently could accommodate development upon the granting of the appropriate site specific detailed planning consent.

The sites have access to main services via Burn O'Bennie Road. The Hill of Banchory Biomass Energy Centre is located on the Business Park and provides affordable green heat energy via a district heating network.

### ACCOMMODATION:

The site areas are shown on the masterplan opposite and have been calculated from architect's plans.

Sites can be made available as a whole, part or grouped together.

PLOT	ACRES
1 to 3	2.60
3A	1.00
3B	0.91
4	0.24
6	SOLD
7A	SOLD
8	1.26
9	SOLD
10	SOLD
11	SOLD
<b>TOTAL</b>	<b>9.37</b>

