



RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT



FG Burnett

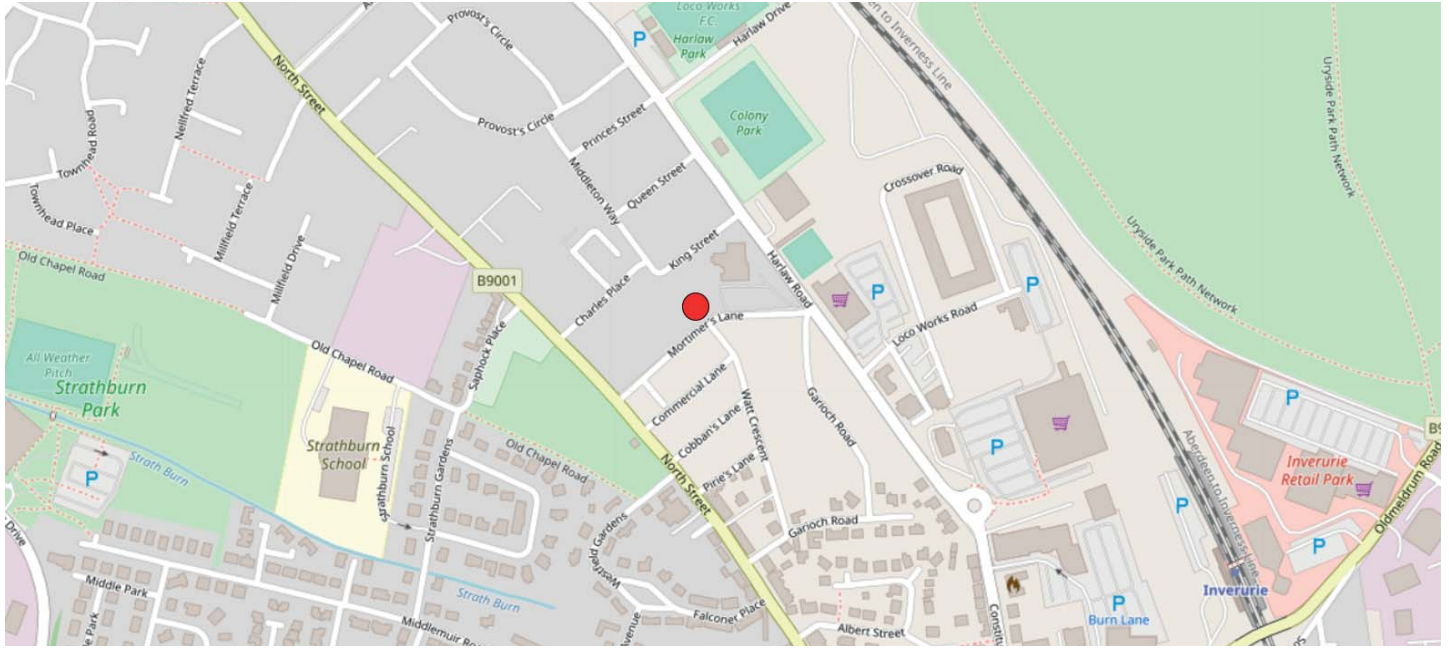


FOR SALE Site at Mortimer's Lane

Inverurie, AB51 4PS | 770 sq.m (0.2 acres)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://fgburnett.co.uk)



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LOCATION

Inverurie is a prosperous town located in Aberdeenshire, approximately 16 miles to the north west of Aberdeen. The town has a population of approximately 12,500 people and is the largest town in the Garioch area and is an important service and administrative centre. Communications are excellent via the A96 trunk road and railway station which is located closeby.

The subject site lies on the north side of Mortimer's Lane which links directly with Harlaw Road which is a main arterial route towards the town centre to the south and north sides of the town. The surrounding area is predominantly residential in nature with a number of commercial retailers close by which include Tesco, Aldi, the Hopeville Social Club and the Garioch Heritage Centre.

DESCRIPTION

The subject site comprises a levelled site of regular shape extending to approximately 770 sq.m (0.2 acres). The site is opposite Watt Crescent, where a number of residential dwellings can be found and to the immediate north of the Hopeville Social Club. A modern flatted development is situated to the immediate south of the subject property.

UTILITIES

The site is fully serviced with gas, water and electricity.

PLANNING

The subject site has full planning consent for a six flatted development with associated car parking which was granted on 29 September 2017.

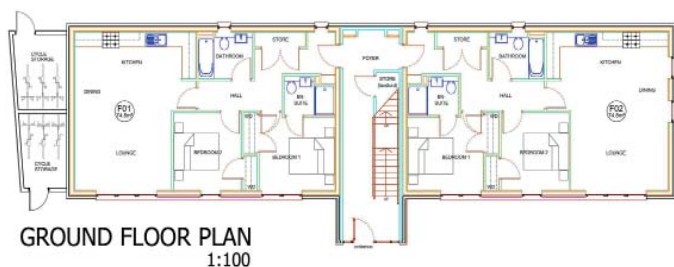
Full details of the planning consent can be found by way of the following link:- <https://bit.ly/3umKvoD>

The subject site may also lend itself to an alternative residential scheme and interested parties should liaise directly with the Planning Department at Aberdeenshire Council.

PRICE

Offers are invited for the heritable interest with the benefit of the existing planning consent.

FLOOR PLANS



ACCOMMODATION

The current planning permission affords the following 2 Bedroom Flatted Accommodation:-

Flat No	Floor	Type	Floor Area
1	Ground Floor	2 bedroom	74.8 sq.m
2	Ground Floor	2 bedroom	74.8 sq.m
3	First Floor	2 bedroom	74.8 sq.m
4	First Floor	2 bedroom	74.8 sq.m
5	Second Floor	2 bedroom	72.6 sq.m
6	Second Floor	2 bedroom	72.6 sq.m

EXTERNAL VISUALS



VIEW FROM MORTIMER'S LANE



VIEW FROM SOUTH

VAT

The property has not been elected for VAT therefore, VAT is not payable on any sale.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any LBTT and Registration Dues applicable.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identify checks, to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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