

LAND AT BELL TERRACE

PETERHEAD, ABERDEENSHIRE

Ellon 16 miles ■ Fraserburgh 18 miles ■ Aberdeen 31 miles

0.19 acres of bare land with development potential

Offers over £50,000

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

LOCATION

The Land at Bell Terrace is situated approximately 16 miles from Ellon, 18 miles from Fraserburgh and 31 miles from Aberdeen.

VIEWING

Strictly by appointment with the sole selling agents - Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

When approaching Peterhead from Aberdeen direction on the A90 cross over the Invernettie Roundabout. Follow the A982 for ¾ mile before taking the right turn onto South Road. Follow South Road for ¼ mile before turning left onto MacKenzie Crescent. Then take the first right turn onto Bell Terrace, the subject land is at the far end of the terrace, on the right hand side.

DESCRIPTION

The Land at Bell Terrace comprises 0.19 acres of tarmac car park with capacity estimated to be 28-30 cars. In addition to vehicle parking the property offers the potential for residential development, being located within an attractive and sought after Peterhead neighbourhood, subject to the relevant consents being obtained.

GENERAL INFORMATION

SELLERS SOLICITORS

Dentons UK and Middle East LLP, 1 George Square, Glasgow, G2 1AL. Telephone 033 0222 0050.

LOCAL AUTHORITY

Aberdeenshire Council, Buchan House, St Peter Street, Peterhead AB42 1QF Telephone 0345 608 1208.

METHOD OF SALE

For sale as a Whole.

POSSESSION AND ENTRY

The subjects are currently leased until 28th February 2020. The lease commands a rent of £7,000 per annum, exclusive of VAT.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

CLOSING DATE

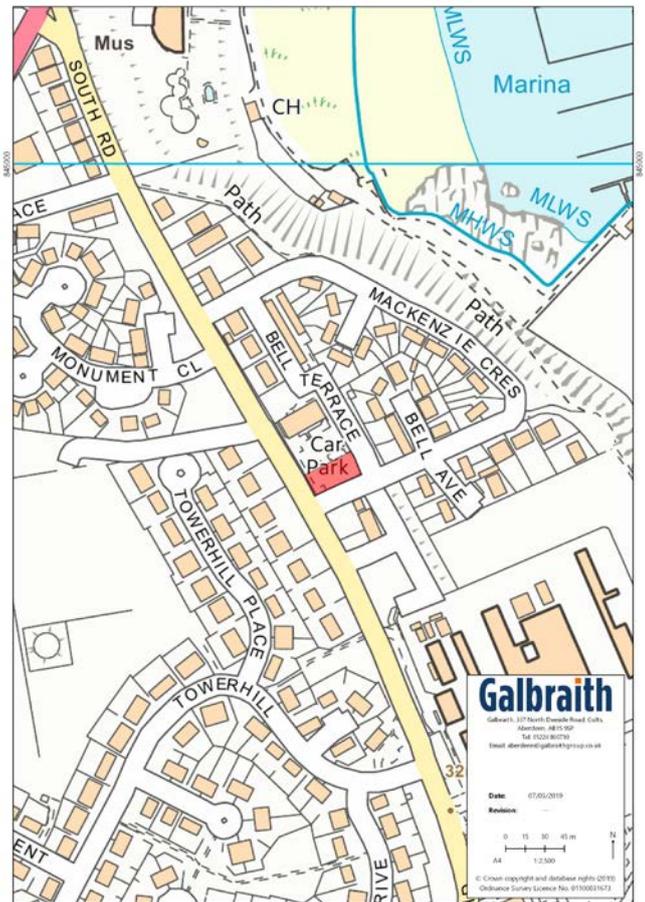
A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all aspects thereof.



Map Reference: dibun_A4 20190017



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IMPORTANT NOTES

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of service and appliances. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. Particulars were prepared in March 2019.