

Development Site  
Camiestone Road  
Inverurie  
AB51 5GT



0.80 hectare  
(1.99 acre)

# Property Details

- 0.80 ha (1.99acre) development site
- Highly prominent, elevated corner site
- Service connections available to the site edge
- Suitable for a variety of uses (subject to planning consent)
- Fully secure

## Location

The property is located within Thainstone Business Park which lies adjacent to Thainstone Agricultural Mart around 3 miles to the south of Inverurie and around 15 miles to the North West of Aberdeen.

The location benefits from excellent road access, with Thainstone Business park standing immediately adjacent to the A96 trunk road that runs between Aberdeen & Inverness.

The site itself occupied a highly prominent elevated position at the main gateway to the business park, standing on the North side of Camiestone Road where nearby occupiers include John Bell Pipeline, Balgownie, Filpumps, Paradigm Drilling Services, Hunter Construction & Ashted Technology.



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## Description & Areas

The site is generally level and includes a single point of access from Camiestone Road. The site is meantime unsurfaced but is fully secured by metal palisade fencing.

In total the site extends to 0.8 hectares (1.99 acres). Excluding the sloping sections of the site to the East and West, the net useable areas of the site is estimated to extend to 0.71 hectares (1.75 acres).

## Planning

The property is allocated within the Aberdeenshire Local Development Plan (2023) for business use. Interested parties will require to satisfy themselves as to the suitability of the site for their intended use.

## Tenure

Heritable (Scottish equivalent of English Freehold).

## Services

Mains utility connections are understood to be available to the site edge.

## Proposal

Offers are invited for our clients heritable interest in the site.

## VAT

All prices are quoted exclusive of VAT.



## Anti Money Laundering

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the regulations.

## Further Information

For further information, to arrange a viewing or for any further information please contact the sole agent:

# Make an enquiry

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