

FOR SALE

REDEVELOPMENT OPPORTUNITY

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866 Fax: 01224 589669



FORMER GRAMPIAN FOODS SITE TANNERY STREET, BANFF, AB45 1FR

Site Area: 1.56 Hectares (3.86 Acres)

- Former factory extending to approx. 4,871 m² (52,432 ft²) plus Canteen and Workshop extending to approx. 521 m² (5,608 ft²)
- Potential for mixed use, residential, industrial, office, retail or leisure development (subject to planning)
- Close to Banff Academy and Banff Primary Schools
- 5 minute walk from the town centre

Contact:
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Location

Banff is a harbour town in the Banff and Buchan area of Aberdeenshire located along the North Aberdeenshire coast. Banff is the area's second largest town with a population of 3,931 (2011 Census) and has a catchment area of approximately 35,171 people. The local economy is based around fishing and agriculture as well as tourism.

The town is linked to nearby settlements by bus routes to Fraserburgh (25 miles), Elgin (37 miles), Aberdeen (45 miles) and Inverness (74 miles). The town is served by primary and secondary schools, sports pitches, tennis courts and a golf course. The town centre provides a variety of shops, pubs and hotels as well as a Tesco supermarket.

The subject property occupies a prominent site on Tannery Street which is linked via Duncan Street to the main A98 road entering Banff from the west. The A98 is the main trunk road to Elgin and connects to the A96 trunk road. The site is bounded to the east, west and south by good quality residential properties and to the north by a Council depot and a builder's yard.

Opportunity

The subject property comprises the former Grampian Country Chicken Factory site which closed in 2007. The two main buildings on the site comprise a factory extending to approximately 4,871 m² (52,432 ft²) and a former canteen/workshop extending to approximately 521 m² (5,608 ft²). There is a shared access road running through the site serving the council road depot. The site which extends to approximately 1.56 Hectares (3.86 Acres) is one of the few large redevelopment sites available within the town.

The site offers redevelopment potential for residential, mixed use, industrial, office, retail or leisure uses (subject to planning).

Planning

The subject property is currently zoned in the Aberdeenshire Local Development Plan under Policy: SG BUS1 which states the site is safeguarded for employment uses. The new Aberdeenshire Local Development Plan is currently being prepared and will shortly be out for consultation. Under the Draft Local Development Plan the site has been re-designated as a mixed use site for residential and employment development.

Further information and planning queries should be directed to Aberdeenshire Council, Planning Department at Winston House, 39 Castle Street, Banff, AB45 1DQ - Tel: 01261 813200.



Offers

Offers are invited for the heritable interest with vacant possession (equivalent to English Freehold) in respect of the site.

VAT/Stamp Duty

We have been advised the site is elected for VAT and VAT will be payable on any purchase price. Any purchaser will be liable to pay stamp duty and any registration dues that apply.

Viewing/Further Information

An information pack is available to seriously interested parties. For further information please contact the sole selling agents:-

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