



FORMER QUARRY AT TOWIEMORE, DRUMMUIR, KEITH, AB55 5JA

Keith 5 miles

Dufftown 7 miles

Huntly 13 miles

An excellent opportunity to acquire a large general purpose building together with income generation from 3 x 15kW wind turbines and 100kW biomass boiler, and potential for further development on grounds extending to 3.23 ha (8 acres) or thereby in total

OFFERS OVER £220,000

To view the property or for further information please contact:

Mr Thomson
07778492118

or

Aberdeen & Northern Estates
01467 623800
estates@anmgroup.co.uk

Directions

From Keith take the B9014 towards Dufftown for approximately 4 miles. Turn right just before the road crosses the Burn of Towie and follow the tarred road, keeping left past 'The Hoose', until you arrive at the property.

Please note there are two locked barriers along the access road therefore viewings must be by prior arrangement with the sellers.

Description

The property is situated between the towns of Keith and Dufftown in Moray and comprises a former limestone quarry extending to 3.25 hectares (8 acres) or thereby in total. Included in the sale is a modern general purpose building with 100kW biomass boiler and three 15kW Proven wind turbines generating regular income. The site has previously been owned and used by Moray Council as a landfill site; the landfill was covered in approximately 4ft of top soil when this use came to an end and the subjects sold. We understand Moray Council are bound in the Title to deal with any issues caused by this former use although parties should satisfy themselves in this regard.

To the rear of the building is a yard area providing useful storage space and understood to have formerly been the site of a building. The area sits in an elevated position, screened by mature trees, and may have potential for development, subject to obtaining the appropriate planning consents.

General Purpose Building

The main section of the building has a gross external area of approximately 560m² (6000 sq.ft) and is of steel portal frame construction with concrete floor and electric roller doors. The building benefits from 3-phase electricity, private water supply, landline/broadband, and an internal office with toilet. The building has a steel portal frame roofed extension covering a concreted yard extending to a further 300m² (3270 sq. ft). Security cameras are installed and will remain.

Biomass Boiler

Housed in a lean-to section of the building is a Froling T4 100kW biomass boiler which was installed in 2015. The boiler is used to heat the building and the Renewable Heat Incentive (RHI) contract generates approximately £1,000 per month (dependent on output). The boiler was serviced in April 2022.

Wind Turbines

The three 15kW Proven wind turbines were installed on the site in 2010 and generate approximately £1,000 per month in total over a 12 month period. The turbines have been regularly serviced and maintained with the last service carried out in February 2022.

Entry

By agreement.

Offers

Offers should be submitted in full Scottish legal terms to this office along with anti-money-laundering ID paperwork.

Local Authority

The Moray Council, High Street, Elgin, IV30 1BX

Note

Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

