CLAYHOLES POTATO STORAGE & PACKHOUSE FACILITY
Balmachie Road, Carnoustie, DD7 6LA

Key Highlights
• Extending to approximately 66,257 sq ft (6,155 sq m)
• Total site approximately 11.86 acres (4.8 hectares)
• Detached storage and packing facility

FOR SALE FREEHOLD WITH VACANT POSSESSION

SAVILLS ABERDEEN
37 Albyn Place
Aberdeen AB10 1YN

+44 (0) 1224 971 111
savills.co.uk
Location
Clayholes Packhouse is situated to the north of Carnoustie in the county of Angus and lies approximately 11 miles north east of the City of Dundee. The packhouse has good road communications to Dundee (11 miles) and Aberdeen (60 miles) via the A92, which connects to the A90 northbound at Stonehaven. The packhouse is accessed directly from an adopted public road.

Description
The property comprises a detached steel portal frame warehouse, partly chilled and partly ambient, constructed in 1998 and re-clad in 2005, with the refrigerated stores added in 2009, a detached single storey office, staff facilities, concrete yard and parking set within a site of approximately 11.86 acres. There is potential for expansion to the west, subject to the necessary planning permissions.

Internally the warehouses are subdivided into seven sections. The newer, southernmost shed is divided into three equally sized sections, one of which is refrigerated and the remaining two ambient. The refrigerated and ambient stores each have capacity for 2,500 potato boxes. The two ambient sections could be converted to refrigerated stores as both benefit from insulated cladding and roofs. Access is taken through insulated roller shutter doors and insulated internal curtains. The building has an eaves height of 7.5m.

The adjoining, older shed was used for washing, processing and packing potatoes prior to distribution but could be reconfigured for a variety of uses. Internally there is quality assurance buildings and stores.

To the rear of the warehouse are a lean-to water filtration & recycling shed, compressor shed and staff canteen. The canteen has a dining area, kitchen, changing rooms and WC’s.

Adjoining the front of the warehouse are a lean-to workshop accessed by a roller shutter door and a 50 tonne weighbridge.

At the entrance to the site is a single storey office.

Accommodation
We calculate the gross internal floor areas to be as follows:

<table>
<thead>
<tr>
<th>AREA</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cold Store 1</td>
<td>9,530.03</td>
<td>885.37</td>
</tr>
<tr>
<td>Store 2</td>
<td>9,400.33</td>
<td>873.32</td>
</tr>
<tr>
<td>Grading Shed</td>
<td>9,573.20</td>
<td>889.38</td>
</tr>
<tr>
<td>Wash Hall</td>
<td>17,033.55</td>
<td>1,582.47</td>
</tr>
<tr>
<td>Pack Hall</td>
<td>8,479.15</td>
<td>787.74</td>
</tr>
<tr>
<td>Packing storage and distribution shed</td>
<td>8,574.95</td>
<td>796.64</td>
</tr>
<tr>
<td>Canteen / Lockers</td>
<td>1,419.44</td>
<td>131.87</td>
</tr>
<tr>
<td>Main Office</td>
<td>22,46.96</td>
<td>208.75</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>66,257.62</strong></td>
<td><strong>6,155.54</strong></td>
</tr>
</tbody>
</table>

There are also eight dedicated car parking spaces at the farm office and a carpark to the rear (west) of the site.
Viewing
Strictly by appointment with Savills – 0131 247 3720. Given the potential hazards of a commercial property, we request you take care when viewing the property.

Entry and possession
Entry and possession will be by arrangement.

Directions
From the A92 westbound carriageway leave at junction between Upper Victoria and Muirdrum. Follow Balmachie Road south and take the first right. From eastbound carriageway leave A92 at Muirdrum and head south on A930. Take the Newton Road on the right when entering Carnoustie and onto the Balmachie Road where the site lies approximately ¼ mile north.

Energy Performance Rating (EPC)
Storage/Distribution Buildings - C
Office - E

Rates
The property is entered in the current Valuation Roll with an NAV/RV of £116,250 (effective from 1 April 2017).

Services
Mains water, electricity and sewerage. There is a 1,000 KVA substation on site.

Fixtures and Fittings
The following equipment will be included with the sale of the property:
• Refrigerator unit in Store 1
• Air mixing unit in Store 2
• Small hung fridge in distribution shed
• Two loading docks in distribution shed
• Kitchen equipment and lockers in Canteen
• Two air compressors
• Water treatment equipment
• 50 tonne surface mounted weighbridge

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.
Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE)

There are no employees to be transferred to a purchaser.

Solicitors
MacRoberts LLP, Capella, 60 York Street, Glasgow, G2 8JX
douglas.lamb@macroberts.com

Offers
Offers must be submitted in Scottish Legal Form to the Selling Agents. Interested parties who have notified the sellers of their interest through their solicitor will be informed of a closing date. A closing date for offers may be fixed.

VAT
VAT will be payable on the purchase price.

Legal Costs
Each party will be responsible for their own legal costs in respect of this transaction.

Overage / Standard Security
The property is subject to a standard security providing for a 20% share of the uplift in value attributable to the site with the benefit of an Alternative Use Planning Permission. The overage arrangement has a time limit. Further details are available from the selling agents.

Purchase Price
Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Financial References
Any offer by a purchaser(s) which is supported by a loan agreement must be supported by supporting documents for the satisfaction of the seller.

Disputes
Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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