

[REDACTED]

From: [REDACTED]
Sent: 26 August 2020 15:29
To: [REDACTED]
Subject: Fw: Proposal for Development BUS1, Kingseat
Attachments: Aberdeenshire Local Development Plan.pdf

From: [REDACTED]
Sent: 30 July 2020 13:09
To: LDP <ldp@aberdeenshire.gov.uk>
Subject: Proposal for Development BUS1, Kingseat

[REDACTED]

I am a Director of Kingseat Development 2 Ltd and write on behalf of the joint owner of this area of land which is currently developed as a business park in Kingseat, Newmachar.

We refer to your recent letter relative to the local plan and make representation for a change in designation approximately 50% of BUS1 Kingseat to residential housing and advise that we would make this request for the area containing Units 4 , 5 and 6 Kingseat Business Park.

As joint owner of this land / buildings we would confirm our reasoning behind this request as follows:


1. One of the Units, Unit 4, has not been fully completed. The intended occupier, under a proposed 15 year lease, withdrew from negotiations at a very late stage, during the financial crisis in 2008 and the building has never been occupied. We have constantly marketed the building since 2008, but this has met with very little interest and certainly no interest in the past 5 years.
2. We have had a tenant in Unit 6 since original completion but we have been advised that they intend to relocate from this property at the end of their lease in 2023. We are also aware that they have been marketing to lease 50% of the floor area of the building for more than 5 years but with no interest.

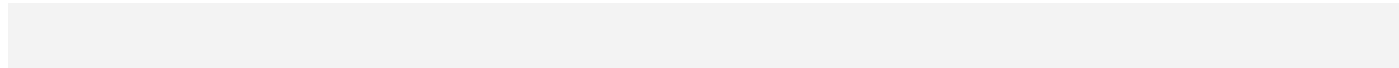
3. Unit 5 has also been subject of a lease with the local business development agency, formerly Enterprise North East, but they have experienced difficulty in achieving commercially viable rentals and they do not intend to extend the current lease at its conclusion in 2023.
4. Summary of the points noted above is that there is no interest from business generally, in this business park. This is demonstrated by the difficulties we have faced for more than 10 years in securing tenants.
5. The parcel of land adjacent to these units was originally designated for business use but due to lack of interest from businesses this was re classified as residential. This site has now been fully and successfully developed by Barratt Homes some time ago.

Our intention as joint owners of the site will be to submit a planning application for residential use for the site, to demolish the pavilions and then decide how best to develop the site for residential development ourselves, or market the site to achieve a sale to a recognised housing developer.


Director
Kingseat Development 2 Ltd.

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