

FOR SALE

ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY SET IN RURAL LOCATION

FORMER SCHOOL, NEW BYTH, TURRIFF



- SITE EXTENDING TO APPROXIMATELY 0.728 HECTARES (1.8 ACRES) OR THEREBY
- PLANNING CONSENT FOR THE FORMATION OF 12 RESIDENTIAL DWELLING HOUSES
- OFFERS ARE INVITED

LOCATION:

The property is located in the rural village of New Byth, Aberdeenshire which lies approximately 10 miles north east of Turriff and 35 miles north of Aberdeen.

The subjects themselves are located approximately 200 metres from the Main Street and Bridge Street junction on the east side.

The exact location of the subjects can be found on the Ordnance Survey extract overleaf.

DESCRIPTION:

The site extends to 0.728 hectares (1.8 acres) or thereby and currently comprises a former school building. The building is single storey with basement and is of a concrete block and slate construction. Adjacent to the building is a tarmac surfaced area which had previously been used as a car park and a grass area.

Within the building the accommodation comprises of various rooms which include class rooms, games hall and stores. Internally, the walls and ceilings are plastered whilst the flooring is a mixture of suspended timber and concrete design. Artificial lighting is provided via fluorescent strip lighting and natural lighting is provided via double glazed PVC units. Space heating is by an oil fired system via radiators.

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800
Fax : (01224) 202802

www.shepherd.co.uk



SERVICES:

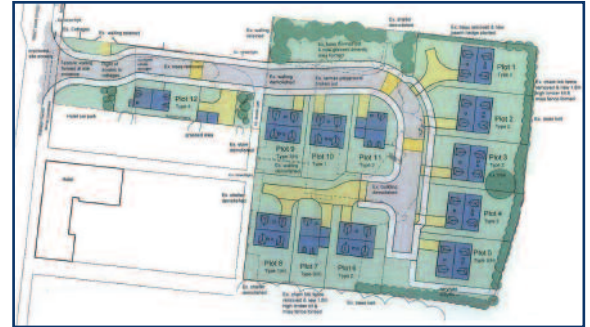
We understand that the property is served by mains electricity, water and drainage.

DEVELOPMENT POTENTIAL:

Planning permission has been granted for a residential development subject to the agreement of a Section 75 agreement. The proposed development is for the formation of 12 residential dwelling houses.

Additional plans and planning information relating to the proposed scheme is available to seriously interested parties. Notwithstanding, parties should however make their own enquires with the Planning Department of Aberdeenshire council to establish whether their proposals are likely to be acceptable or otherwise.

INDICATIVE PLAN OF PROPOSED DEVELOPMENT



PROPOSALS:

Offers are invited for our client's heritable interest. Offers that do not include suspensive planning conditions will be preferred although offers containing such conditions may be considered.

A closing date may be set in the near future and parties wishing to be advised of this should formally note their interest with the selling agent.

VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-

J & E Shepherd,
Chartered Surveyors
35 Queens Road,
Aberdeen
AB15 4ZN

Tel: 01224 202800
Fax: 01224 202802

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Email: g.evans@shepherd.co.uk
Contact: Gareth Evans

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