



Development Opportunity (Subject to Planning)

FORMER DRUMOAK PRIMARY SCHOOL SITE

DRUMOAK, BANCHORY, AB31 5EE

- Site extending to approx. 0.292 Hectares (0.721 Acres)

Offers of £350,000 sought

Derek Young
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www.aberdeenshire.gov.uk/property

FOR SALE

FORMER DRUMOAK PRIMARY SCHOOL SITE

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Location:

The charming village of Drumoak lies some 12 miles to the west of Aberdeen and 6 miles east of Banchory.

The site is located to the North of the A93, opposite the Church and near to the new School.

Major attractions in the area are Drum Castle, Mains of Drum Garden Centre and Crathes Castle.

Extract plans are provided below showing the location and the extent of the subjects.

Description:

The subject comprises a largely level, cleared site with extensive road frontage. The overall site area extends to approximately 0.29 hectares (0.72 acres). An aerial video can be accessed [here](#).

The site will be sold as seen and no guarantees or warranties are available.

Services:

We understand that mains electricity, drainage and water connection are available at the edge of the site. Interested parties are advised to satisfy themselves regarding the location and capacity of services.

Rating Information:

The subjects are currently entered in the Valuation Roll as under reconstruction with a nil entry.

Planning:

The site is currently listed as a “non residential institution” within Class 10 of the Use Classes Order (Scotland) 1997.

All planning enquiries regarding the site and about the Planning Permission should be directed to:

Kincardine & Mearns Area Planning Office
Viewmount
Arduthlie Road
Stonhaven
AB39 2DQ

T: 01569 690544

E: km.planapps@aberdeenshire.gov.uk



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Developer Obligations:

Developer obligations charges will be payable on any proposed development on the site. The Developer Obligation Team can be reached on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers of £350,000 are sought

VAT:

VAT will be payable on the sale price.

Land and Buildings

Transaction TAX (LBTT):

The purchaser be liable for any applicable LBTT and registration dues.

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement:

The site is available to view without appointment.

For enquiries, please contact:

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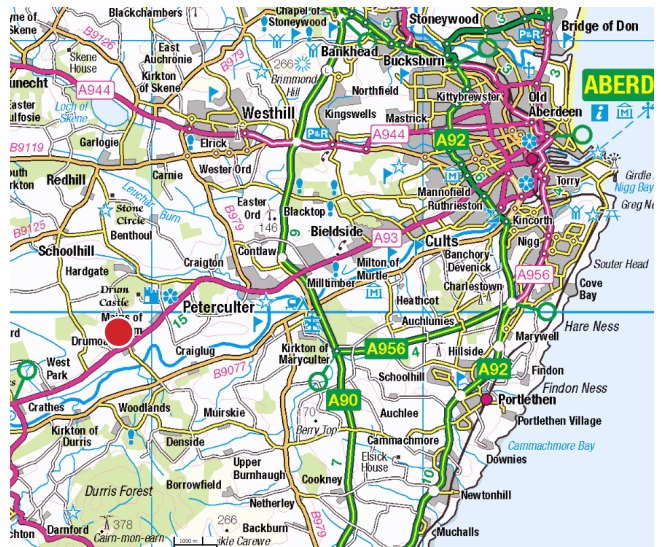
Offers:

Any persons who wish to submit an offer to purchase the site should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 537502

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the site will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.



Viewing Arrangements:

To arrange a viewing please contact:

Derek Young

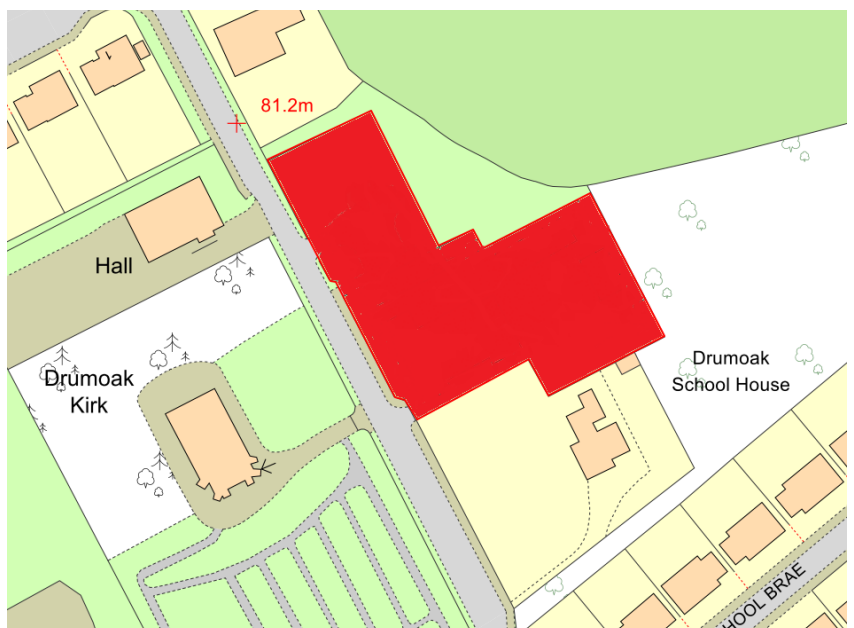
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Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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