

# For Sale



## Development Site with Full Planning Permission

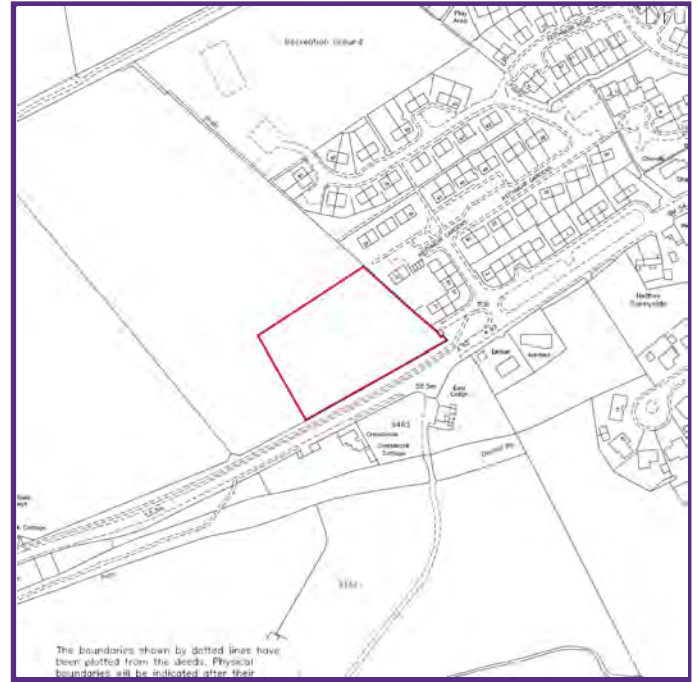
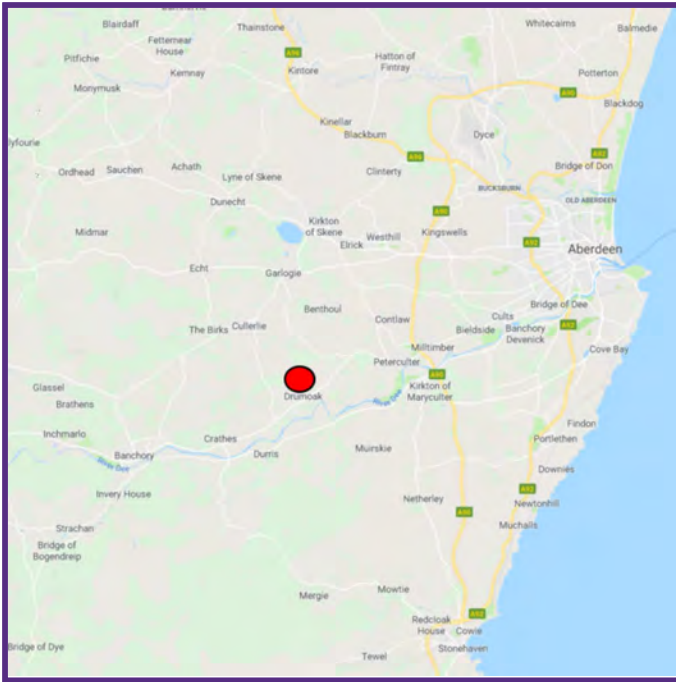
Land to West of Keithmuir Gardens  
Drumoak  
Aberdeenshire  
AB31 5AA

Site Size 0.694 HA (1.71 Acres)



**FG Burnett**

Call 01224 572661  
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### Location

Drumoak is a commuter settlement situated approximately 10.5 miles west of Aberdeen within Royal Deeside and only 3 miles from the AWPR at Peterculter. The village sits on the A93 which is the main arterial route linking to a number of towns and villages to the south west including Banchory, Aboyne and Ballater. Amenities within Drumoak include a church and primary school. Further amenities are provided at the nearby towns of Peterculter and Banchory.

### Description

The site is situated to the immediate West of Keithmuir Gardens and is regular in shape and currently a Greenfield site. The site is accessed directly from the A93 route which is the main thoroughfare through the village centre. The site extends to 0.694 HA (1.71 Acres) or thereby.

### Planning

The subject site currently benefits from full planning consent for a commercial development comprising a public house including staff accommodation, car parking and landscaping (Planning Permission APP/2019/0302).

In terms of the Local Development Plan, the subject site is zoned for Community Facility Use and therefore other uses may be considered as an alternative.

Enquiring parties should liaise directly with Aberdeenshire Council.

### Price

Offers are invited for our client's interest in the subject site.

### Legal Costs

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for the cost of LBTT and Registration Dues.

### VAT

All figures quoted are exclusive of VAT at the prevailing rate.

### Entry

Upon conclusion of legal missives.

### Viewing & Offers

For further information or viewing arrangements please contact the sole agents.

## Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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