

ON THE INSTRUCTIONS OF
ABERDEENSHIRE COUNCIL



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FOR SALE DEVELOPMENT OPPORTUNITY



FORMER BALLATER
OUTDOOR CENTRE
SCHOOL LANE
BALLATER
AB35 5RR

Viewing is strictly by arrangement
with the sole selling agent.

Site Area:
0.43 Hectares (1.06 acres)

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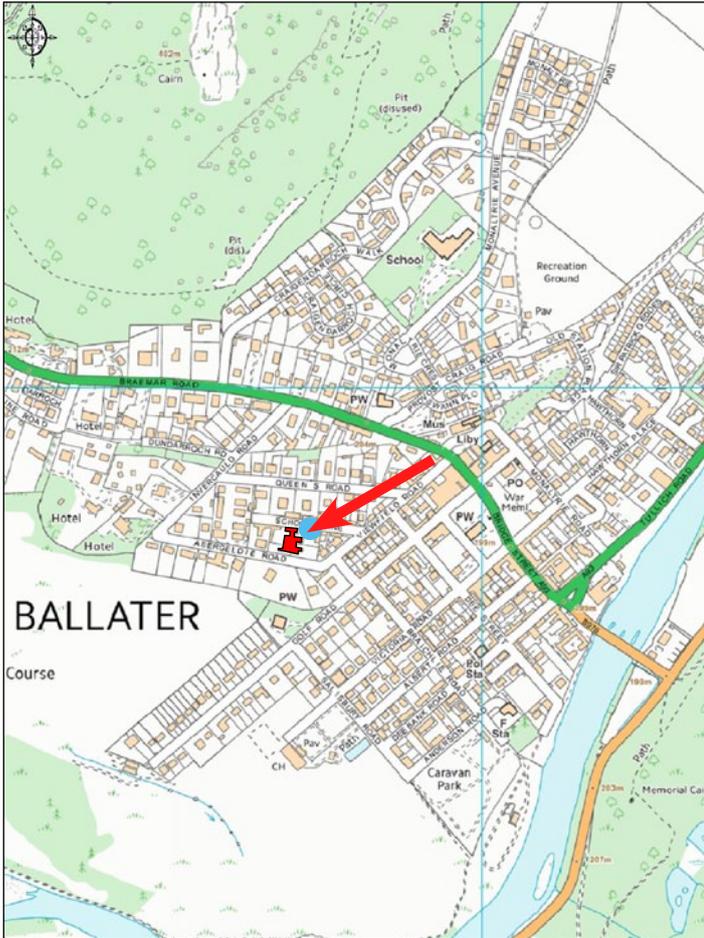
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Location:

The subjects are located in the heart of Ballater town centre, a rural Aberdeenshire settlement, approximately 40 miles west of Aberdeen. Ballater is a popular Victorian town in the centre of Royal Deeside and on the eastern side of the Cairngorm National Park. Ballater has a population of approximately 1,500 residents and is a popular tourist destination all year round.

The site in question is located circa 500m from the town centre on Abergeldie Road. It is enclosed to the rear by School Lane where vehicular access can be taken. The site is located in a primarily residential area, albeit the Victoria Barracks are also situated close by.

A location and site plan are shown above.

Description:

The subjects comprise a regularly shaped rectangular site incorporating a large former school with various smaller outbuildings. The school was converted in the 1960's to an Outdoor Education Centre, which subsequently closed in 2000.

The structures are of granite construction with pitched slated roofs, some of the outbuildings appear to be of blockwork construction with a rendered finish under asbestos clad roofs.

Whilst some of the buildings can be demolished to allow further development on site, the local authority's preference is for the main school building and adjacent house structures be retained given their age, listing and materials used.

Planning:

The site zoned as C1 within the Cairngorm National Park Local Development Plan 2015 within Ballater Town Centre. This is a conservation area and it should also be noted that the subjects are Category C Listed.

It has been advised that some of the outbuildings on site can be demolished but that the preference is for the main school buildings and adjoining residential dwelling be retained going forward.

The local plan also states that any redevelopment must "benefit the community in some way".

We would advise that interested parties, as part of their due diligence process, contact the relevant authorities regarding appropriateness of their proposed redevelopment use as a matter of importance.

Energy Performance Certificate (EPC)

The subjects have the following EPC Ratings:

Former Ballater Outdoor Centre	G
2 Abergeldie Road	F
6 Abergeldie Road	G

A copy of the EPC and the Recommendation Report can be provided upon request.

Site Area:

The site extends to 0.43 hectares (1.06 acres) in total.

Price:

Offers are invited for our clients heritable interest in the site including all existing properties located thereon.

Clawback Agreement:

Our client reserves the right to impose a clawback agreement or economic burden on the sale if appropriate to do so. This will be dependent on the offer(s) received. Should this not be acceptable, it should be clearly stated in any offer submitted.

Closing Date:

Our client reserves the right to set a closing date should they wish. Details in this regard can be provided by the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date and procedures in due course.

Viewings & Offers:

Any parties looking to view, note an interest or offer for the site should do so in the first instance via the sole selling agent.

VAT:

All purchase prices may be exclusive of VAT at the standard rate at the time of sale.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the purchaser being responsible for any LBTT and registration dues where applicable.

Viewing, Offers and Further Information:

Any party wishing to view the site, note their interest, submit an offer or request additional information should do so via the sole selling agent to whom all enquiries should be submitted, as follows:

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