

# Property Particulars

Aberdeenshire  
COUNCIL



## FOR SALE

**Conversion/Redevelopment  
Opportunity**

**Inch of Arnhall  
Edzell DD9 7UY**

- Redevelopment potential
- Rural location
- Offers in excess of £70,000 are invited

**Viewing  
Arrangement**

To view the property or  
for further information  
please contact:

**Ayo Lawal**

**01467 539356**

**ayodeji.lawal@  
aberdeenshire.gov.uk**

**[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)**



## Location:

Edzell is a rural settlement with a population of about 850 people. The property is located 1.2 miles from the welcome to Aberdeenshire sign post on the B966, approximately 2 miles to the north of the village of Edzell. The village is situated 4 miles west of the A90 Aberdeen to Dundee dual carriageway.

The exact location of the property is shown on the plan below.

## Description:

### Building 1

The property is of blockwork construction, externally rendered under a pitch slate roof. Internally, the accommodation comprises a kitchen, meeting area and a further three rooms, currently utilised as bedrooms, and a bathroom. The walls and ceilings are of painted plasterboard, while the flooring is of suspended timber construction. The windows are single glazed with timber frames.

### Building 2

External construction is similar to Building 1. Internally, the accommodation comprises a kitchen, two large rooms and a bathroom. The walls and ceilings are of painted plasterboard, while the flooring is of suspended timber construction. The windows are single glazed with timber frames.

The buildings have been measured in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition) which is governed by the RICS Property Measurement Professional Statement (1<sup>st</sup> Edition March 2015). From this, we estimate the gross internal areas of the accommodation to be approximately as follows:

Building 1	Sq m	(Sq ft)
Total GIA	98.21	1,067

Building 2	Sq m	(Sq ft)
Total GIA	107.68	1,171

The site area extends to about 0.19 hectares (0.47 acres)

## Services:

We understand the property is served with mains electricity and water is from a private supply. The drainage is connected to a private septic tank and soakaway.

However, interested parties should satisfy themselves regarding the location and capacity of services.

## Rating Information:

The property is currently listed on the Assessors website as Training Centre. The rateable value is £3,800 but following the Rating Revaluation is proposed to change to £4,400 effective from 1 April 2017. If the property is converted to residential use, it will be reassessed for Council Tax purposes. Please contact Grampian Assessors for further details.

T: 01261 815516

## Planning:

Pre-application advice indicates that Policy 3 Development in the Countryside and supporting supplementary guidance SG Rural Development 1 would apply to the site.

The principle of redevelopment is supported by this policy.

With regard to the proposed use of the subjects it is pointed out that it is entirely the responsibility of any prospective purchaser to ensure that any proposals they have



regarding the use of the site are acceptable to the Planning Authority.

## Contact details are as follows:

Kincardine & Mearns and Marr Area Planning Office  
Viewmount, Arduthie Road,  
Stonehaven  
AB39 2DQ

T: 01569 768300

E: [km.planapps@aberdeenshire.gov.uk](mailto:km.planapps@aberdeenshire.gov.uk) and  
[ma.planapps@aberdeenshire.gov.uk](mailto:ma.planapps@aberdeenshire.gov.uk)

## Developer Contributions:

If the property is converted or redeveloped, it is likely that developer contributions will be payable. It is recommended that prospective purchasers discuss their proposals with The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer.

The Developer Obligation Team

T: 01330 825518

E:  
[developerobligations@aberdeenshire.gov.uk](mailto:developerobligations@aberdeenshire.gov.uk)

## Price:

Offers in excess of £70,000 are invited

## VAT:

VAT will not be payable on the sale price.

## Land and Buildings Transaction Tax (LBTT):

The purchasers will 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 property is available to view by appointment only, please contact:

Ayo Lawal

T: 01467 539356

E: [ayodeji.lawal@aberdeenshire.gov.uk](mailto:ayodeji.lawal@aberdeenshire.gov.uk)

## Offers:

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01224 664255.

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

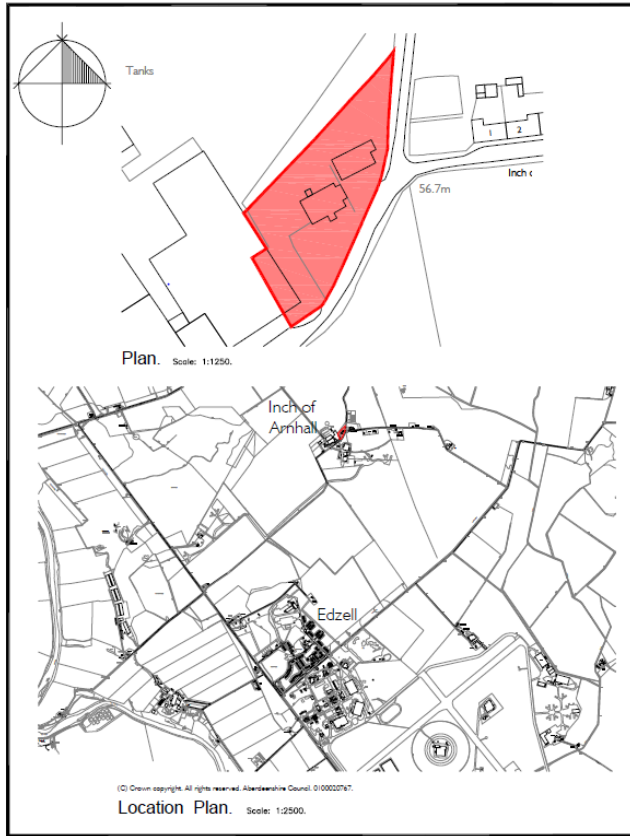
Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

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

## Date of Publication:

March 2017

## Site & Location Plan



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.