

Property Particulars



FOR SALE

**LAIGHMUIR DEPOT,
KIRKTON BRIDGE,
SKENE, ABERDEENSHIRE
AB32 6SH**

- Former Depot and Associated Site
- Offers in the region of £50,000



Location:

The property is situated in a rural location immediately to the east of Loch of Skene, some 3 miles west of Westhill and 10 miles from Aberdeen.

The site lies within a small cluster of three houses at Kirkton Bridge, accessed from the B9125 approximately 1.5 miles to the north of Garlogie and a short distance to the south of the A944. An extract plan is provided showing the location of the property.

Description:

The property comprises a former Council Roads depot consisting of 2 basic storage sheds which is accessed by a shared private track from the public road.

The site is reasonably level and extends to 0.12 acres (483 square metres). It is bounded by residential properties on either side.

Building 1 is of timber frame construction with a pitched timber trussed roof clad in cement fibre cladding. It has a concrete floor and steel sheeted vehicle access doors.

Building 2 is of light steel frame construction with concrete block dado walls and a semi-circular roof/upper walls clad with cement fibre cladding. It has a concrete floor, steel sheeted vehicle access doors and a single phase electricity supply.

Accommodation:

The following measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

Gross Internal Area

Building 1	36.80 sq m (396 sq ft)
Building 2	57.48 sq m (619 sq ft)

Services:

We understand the property is served by mains water and electricity. The mains water pipe runs adjacent to the B9125 and thereafter the connection is privately maintained.

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

Energy Performance Certificate (EPC):

The buildings are non-habitable, low energy usage properties and do not require an EPC.

Rating Assessment:

The property is entered in the current Valuation Roll as follows:

Garages - Rateable Value £800

Planning:

Interested parties are advised to make their own enquiries on redevelopment proposals with the area planning office. However the Council believe the site to be unsuitable for residential development.

All planning enquiries should be directed to:

Garioch Area Planning Office
Gordon House, Blackhall Road, Inverurie,
AB51 3WA
Tel: 01467 628576
E: fo.planapps@aberdeenshire.co.uk

Price:

Offers in the region of £50,000 are invited.



VAT:

All prices quoted are exclusive of VAT. The Council have not elected to Tax this property so it will be exempt from VAT.

Legal Costs:

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

Land and Buildings Transaction Tax:

The purchasers will be responsible for any LBTT levied on the sale price.

Date of Entry:

Immediate, upon completion of formal sale missives.

Viewing Arrangement / Offers:

To view the property or for further information please contact:

Ayodeji Lawal

T:01467 539356

E: ayodeji.lawal@aberdeenshire.gov.uk

Procedure:

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

T:01224 664255.

E: estates@aberdeenshire.gov.uk

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.

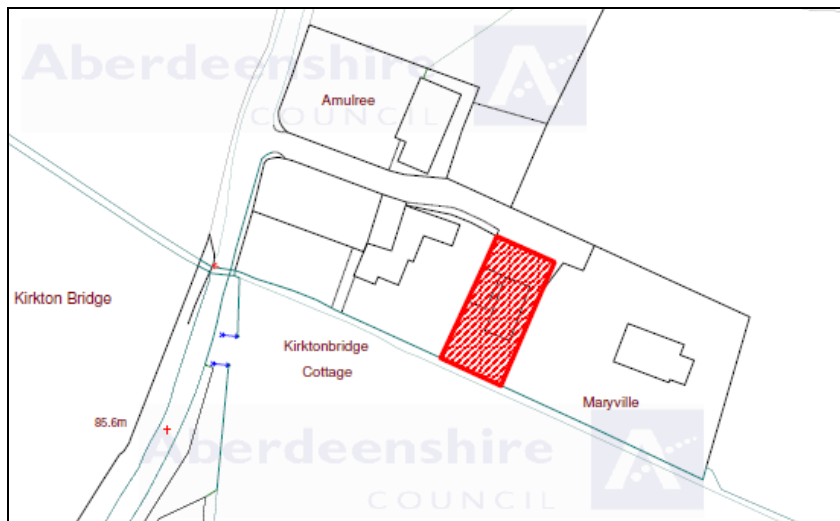
All offers should be submitted in Scottish Legal Form.

The Council is not bound to accept the highest or indeed any offer.

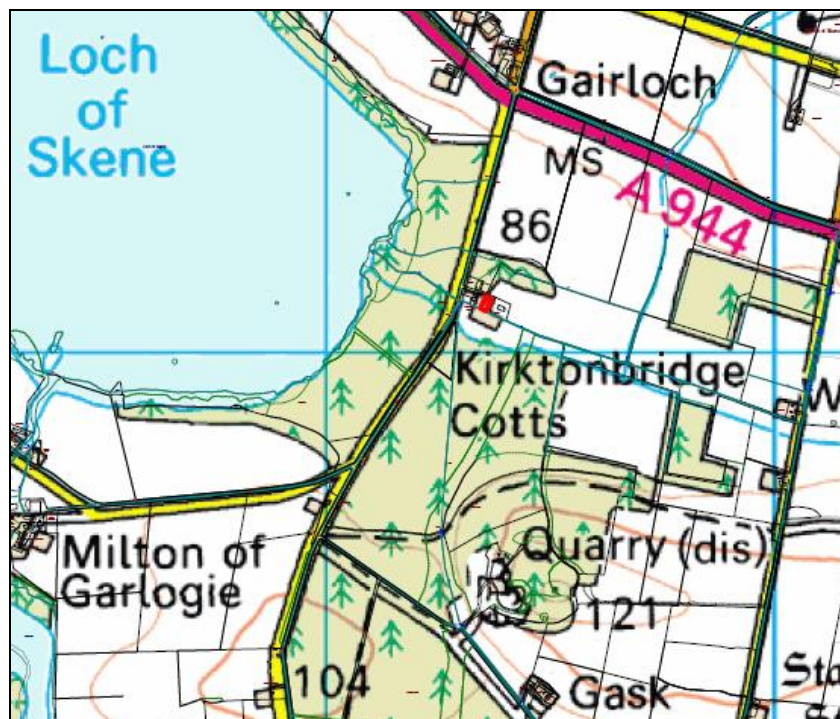
Date of Publication:

April 2016

Site Plan



Location Plan



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.