

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

Conversion to Flat
1 Raemoir Road
Banchory
AB31 5UJ

www.aberdeenshire.gov.uk/property

- Offered with outline planning consent for Change of Use to Flat
- Prime location
- Offers in excess of £125,000 are invited

Viewing Arrangement

To view the property or
for further information
please contact:

Ayo Lawal

01467 539356

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



Location:

Banchory is approximately 17 miles from the city of Aberdeen. Raemoir Road is located to the North of Station Road on the Aberdeen approach to Banchory. The property which is outlined in red in the photo is prominently positioned with two busy roads on each elevation. The town maintains a comprehensive range of shops, excellent hotels and several restaurants. The Primary and Secondary schools have excellent reputations and incorporates community sports centre including a swimming pool. Banchory has two golf courses and a driving range amongst various other leisure pursuits such as salmon fishing, horse riding, hill walking etc.

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

Description:

The property being offered for sale comprise what was formerly two shops on the ground floor of a stone and slate building. The double glazed windows were newly fitted in 2012. There is off street parking and other facilities like the drying area are communal with the upper floor flats.

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition). We estimate the gross internal areas of the accommodation to be approximately 113 sq m (1,216 sq ft).

Services:

We understand the property is served with mains electricity, water and drainage. 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 a shop. The rateable value is £6,700 effective from 1 April 2017. Once 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:

The property benefits from a Change of Use consent from Class 1 (Shops) to Residential Flat. The consent can be viewed using Application ref APP/2017/0174 on the Aberdeenshire Council planning website portal. Anyone wishing to implement this consent must obtain building warrant approval from the Planning Department.

It is recommended that prospective purchasers discuss any queries with both the Department of Planning and Environmental Services and The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer. Note that the Developer Obligation contribution has been paid as part of the planning application for a Change of Use.

Contact details are as follows:

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

T: 01569 690544

E: km.planapps@aberdeenshire.gov.uk and
ma.planapps@aberdeenshire.gov.uk



The Developer Obligation Team

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers in excess of £125,000 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

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, 01467 536116.

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

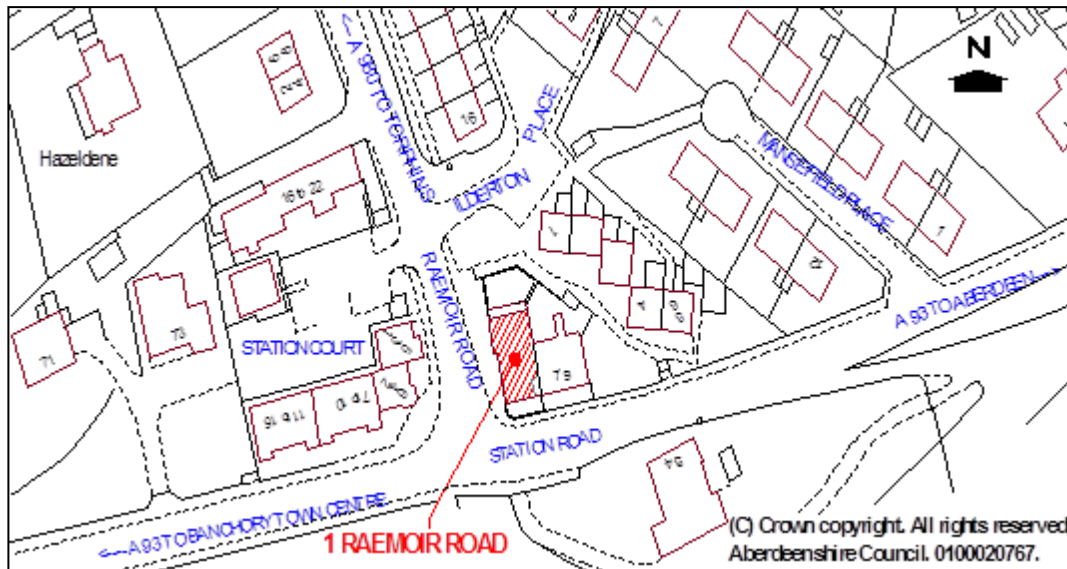
Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

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.

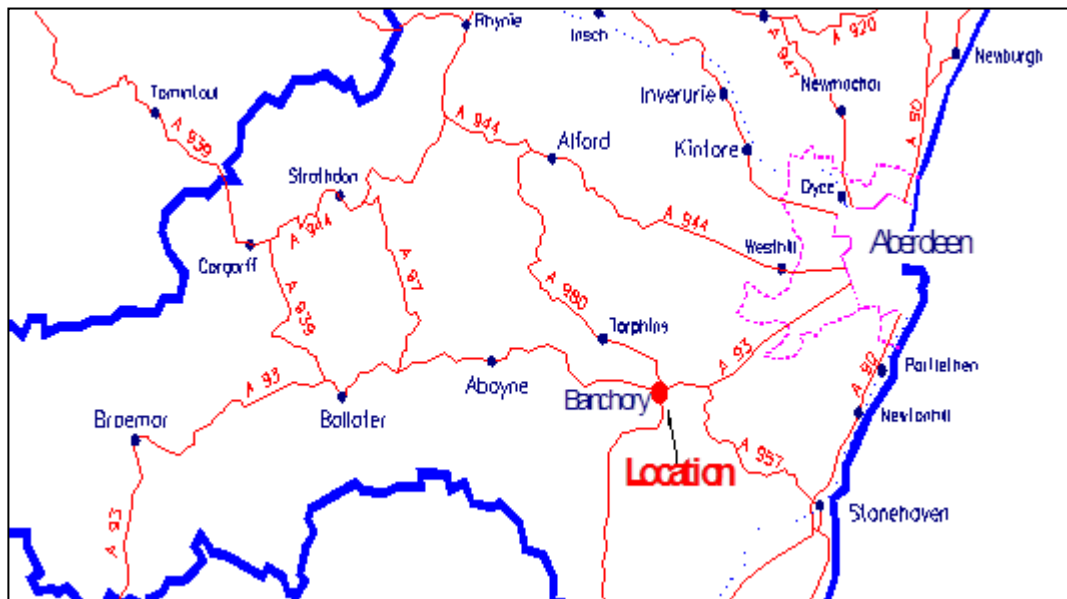
Date of Publication:

July 2018.

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.