

# Property Particulars



## FOR SALE

**Development Land**

**Former Drumoak Hall Car  
Park**

**Deeside Road**

**Drumoak AB31 5AU**

- Site measuring approx. 0.33 Acres
- Planning Permission in Principle for 2 Dwelling Houses
- Offers in excess of £150,000 are invited

### Viewing Arrangements

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:

The site is situated on the A93 North Deeside Road, on the edge of the village of Drumoak. Drumoak lies some 12 miles to the west of Aberdeen and 7 miles east of Banchory.

Drumoak is served by a Primary School and local post office. There is a local shop adjacent to the site, with further amenities located in Banchory.

Major attractions in the area are Drum Castle and the royal forest of Drum, which forms part of 'The Estate of Drum' and the garden centre The Mains of Drum all located within approx. 2.5 miles east of the subjects. The Crathes Castle is located approx. 4 miles west of the subjects.

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

## Description:

The site is currently used as a car park at the north west edge of a farmland. It is finished in hard core surfacing for temporary car parking use. The vehicular access to the site is at its east boundary. It is accessed from an unnamed road, which branches off the A93 heading north and terminates at a junction west of Couper's road.

The site slopes gradually downwards from the front entrance (east) to the rear southwest corner of the plot.

The site shares borders to the north and west with farmland, to the east with Glorie Cottage and to the south with the former Community Hall, which is currently undergoing conversion to a residential property.

There is a perpetual servitude right of access in favour of the former Community Hall. This will restrict approx. 220 sq m of the site to access only as shown coloured in blue on the site plan.

The subjects will be sold as seen and no guarantees or warranties are available.

## Services:

We understand that mains electricity, drainage and water connection is available at the edge of the site. Interested parties are advised to satisfy themselves regarding the location and capacity of services.

## Planning:

The site benefits from Planning Permission in Principle for the Erection of 2 Dwelling Houses with Application Reference: KM/APP/2017/2506.

All planning enquiries regarding the site and about the Planning Permission should be directed to:

Kincardine & Mearns Area Planning Office  
Viewmount  
Arduthlie Road  
Stonhaven  
AB39 2DQ

T: 01569 690544

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

## Developer Obligations:

The developer obligations charges on the site have been paid as part of the planning application process. The Developer Obligation Team can be reached on:

T: 01467 536928

E:

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

**Price:**

Offers in excess of £150,000 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 site is available to view without appointment. For enquiries, 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 site 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 site 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:**

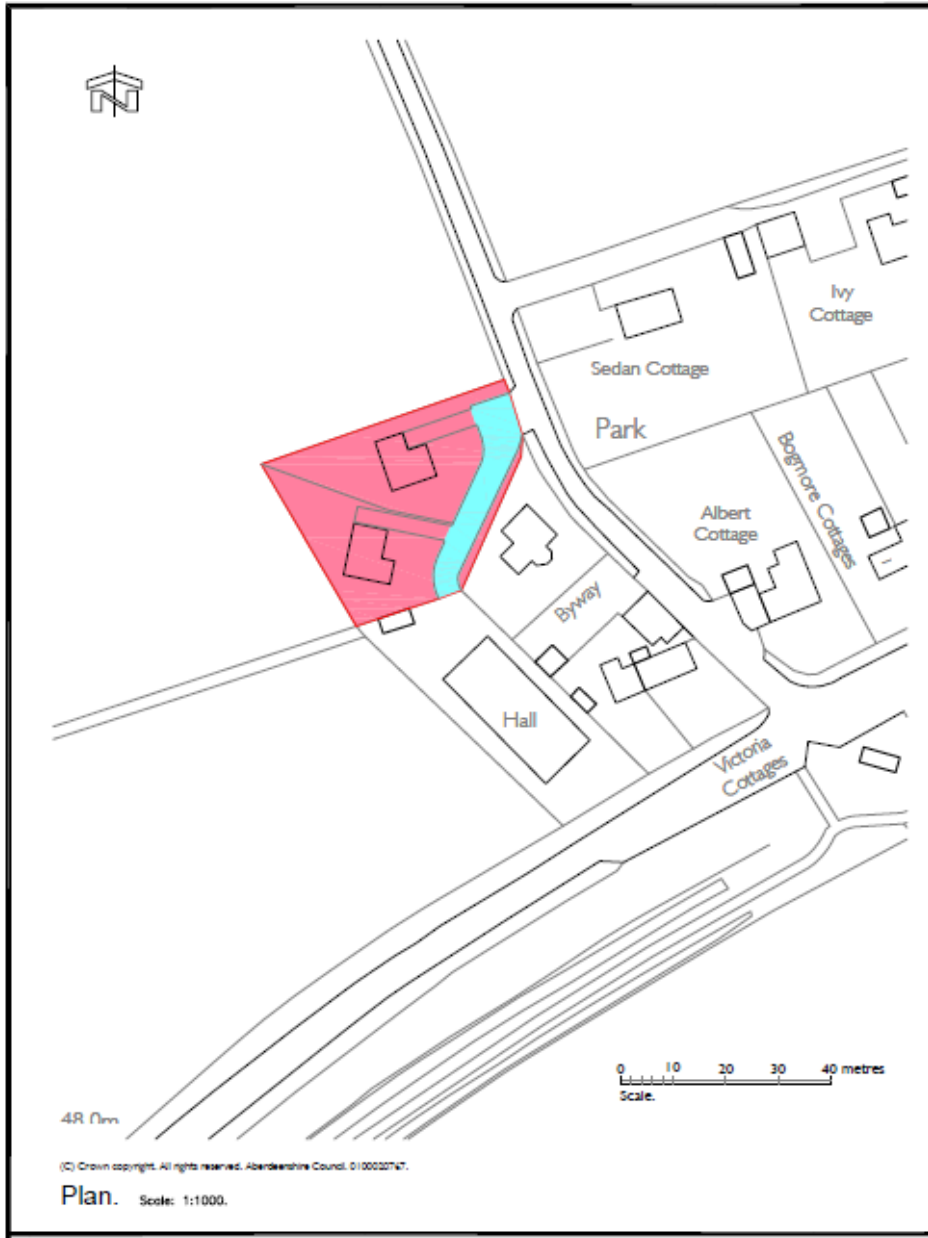
May 2018

# Property Particulars

Aberdeenshire  
COUNCIL



## 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.