



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE - POTENTIAL CONVERSION PROJECT

Mill of Dess Sawmill, Dess, Aboyne, AB34 5BD

**Detached Disused Sawmill
£220,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

The Mill of Dess Sawmill is a bare commercial property which has been used for various purposes over the years, from a sawmill to antiques shop. It has lovely light and is in a beautiful, private setting with good access from the road and 4 parking spaces.

Condition of Property

There is a toilet, but no working bath / shower. Great potential as a project for a beautiful residential home or renewed commercial space.

Asking Price

£220,000

Open Market Valuation

£200,000

Estate Agent

None

Garden

Currently no garden but the boundary extends into woodland so a garden could be made to a relatively large size if desired.

IMPORTANT INFORMATION

Currently this property does not have planning permission for a change of use to a residential building. If you are considering purchasing this property for a conversion to a dwellinghouse, you will be required to discuss this with the Planning Service as it will require permission for a change of use. Aberdeenshire Council have an online pre-application enquiry form, and you are advised to use pre-application services in the first instance to seek views that the principle of residential development is acceptable for the building or site you are interested in and to determine what requirements there are for making a planning application [Planning pre-application advice - Aberdeenshire Council](#)

Interested?

If you are interested in this property please fill out the Interested Buyer Registration form on www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/ and select "Register your Interest".

Email emptyhomes@aberdeenshire.gov.uk if you already have registered a form with us.

Home Report

Please note: Aberdeenshire Council do not hold any home reports for any properties advertised for sale. If you are interested in a property, please fill in the online form to register your interest and we will then pass your details on to the seller to progress.

Disclaimer

The information in this schedule regarding the specific property has been supplied by the owner and whilst every care has been taken in the preparation of the schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.

Entrance – Facing West



Porch with Toilet Door and Stairwell



Room 2 as Viewed from Porch



Room 2 Looking Back to Porch



Room 1



Alternative View of Room 1



Upstairs Room 1 (7.80m x 6.17m)



Upstairs Room 2 (7.80m x 8.35m)



Side of Property – South Facing



Side of Property – South Facing



Parking Area to South of Property



Parking Circle to Southeast of Property



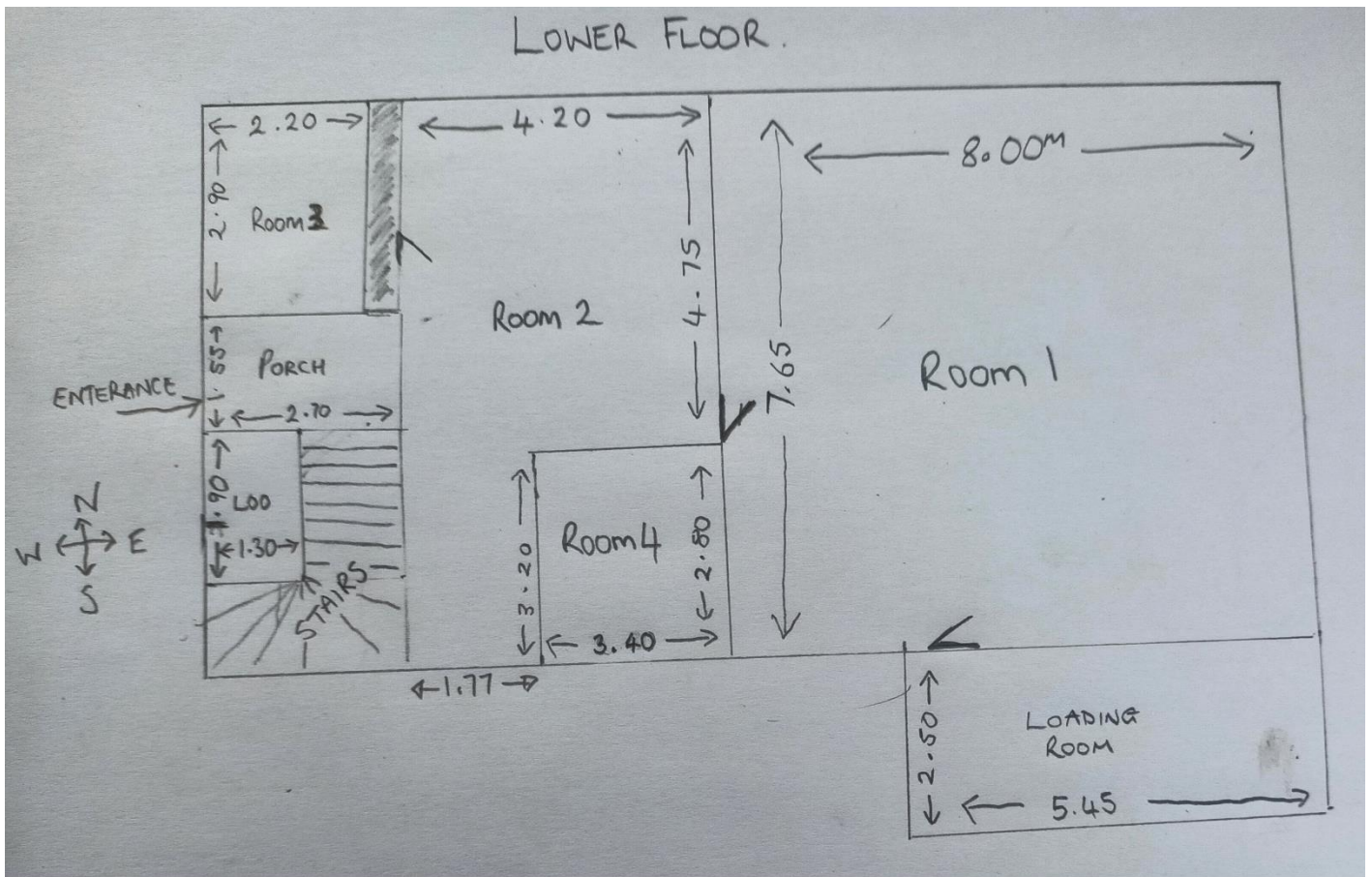
Road Entrance



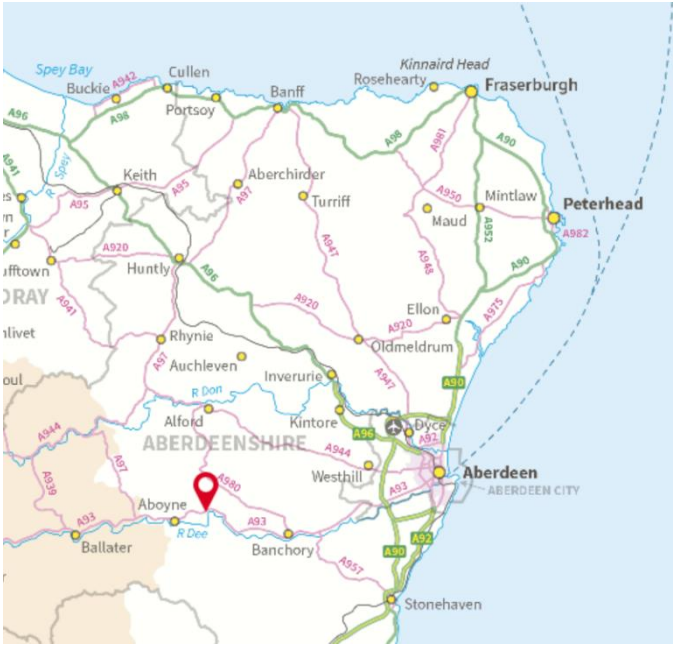
Outdoor Area to East of Property



Floorplan – Lower Floor



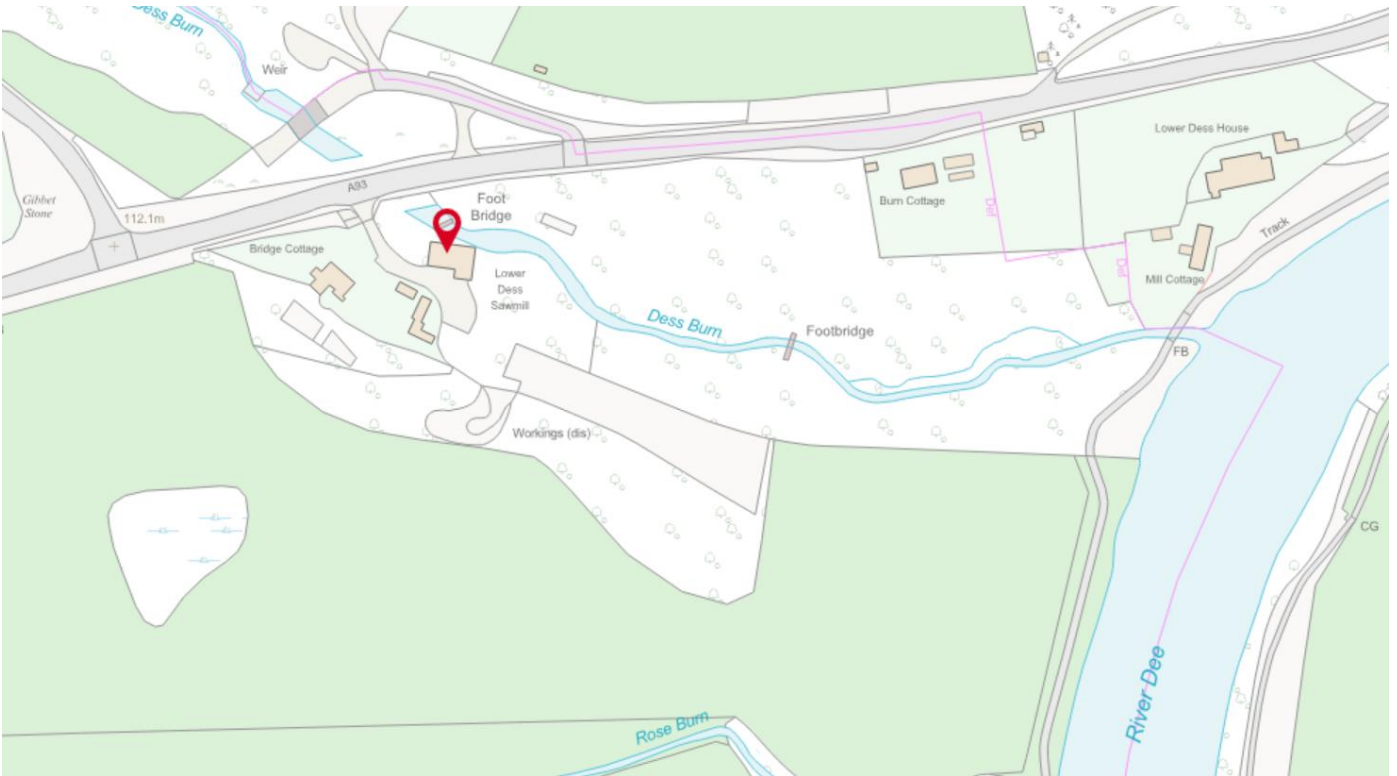
Location



Situated next to the River Dee, Aboyme is a scenic town offering a balance of rural living and convenience. Aberdeen is easily accessible just 30 miles via the A93 with frequent buses servicing this route.

Aboyme offers all the amenities needed such as shops, pubs, eateries, healthcare services, and educational institutions including a nursery, primary school, and a secondary school.

The recreational activities are abundant with proximity to the Cairngorms National Park, outdoor enthusiasts can partake in hiking, mountain biking, fishing, kayaking, archery, and wildlife spotting. The striking Dess Waterfall is near, and Aboyme is part of the Deeside Way; a trail known for scenic views. The area is lively bringing in craft fairs, festivals, and events.



Further Information

For further information please contact:
Empty Homes Team – 01467 533027 or 01467 468640
emptyhomes@aberdeenshire.gov.uk