



Former Care Home
GLEN ALLACH

Ballater Road, Aboyne, AB34 5HY

- Rare Opportunity
- Highly Desirable Location
- Large Garden Grounds
- GIA 180m²

Offers over £295,000

FOR SALE

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Location:

The property is located in the village of Aboyne, which is situated in the heart of Royal Deeside, approximately 30 miles west of Aberdeen on the A93 North Deeside Road. There is a community campus incorporating a primary and secondary school, along with a community centre including a theatre and swimming pool. The village boasts an 18-hole golf course, bike park, bowling green, gliding club, tennis courts and playpark. The area is popular with outdoor enthusiasts. Extract plans are provided below showing the location and the extent of the subjects.

Description:

The property is a detached two storey building of granite construction with a pitched slated roof set within substantial garden grounds. The property offers bright and spacious accommodation throughout. This impressive five-bedroom property has been most recently used as a care home but was originally built for residential purposes. Internally the property maintains some original features of a grand house.

The accommodation comprises the following:

Ground Floor:

Lounge, Dining Room, Kitchen, Utility, Bathroom and Bedroom with cloakroom.

First Floor:

4 Bedrooms, Family Bathroom and Shower Room.

The front garden faces onto the main Ballater road with pedestrian access, vehicular access is provided at the rear of the property. There is a large fully enclosed private rear garden which has ample off-street parking and backs onto the Former Royal Deeside Railway line.

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.

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Home Report:

A Single Survey Home Report has been obtained for the property and can be made available to interested parties.

Energy Performance Certificate (EPC):

The EPC rating is a Band G. A copy of the EPC can be provided to interested parties.

Rating Information:

The property is entered in the Valuation Role with a Rateable Value of £5,200. If the property is converted to residential dwelling, it will be reassessed for council tax purposes. Please contact Grampian Assessors for further details.

assessor@grampian-vjb.gov.uk

01224 068400

Planning:

The property has planning consent for the former care home use and does not have planning approval for use as a residential dwelling house. Parties interested in obtaining consent for an alternative use should make enquiries with Aberdeenshire Council's Planning Service. It is also recommended that prospective purchasers contact Aberdeenshire Council's Developer Obligations team, particularly if residential redevelopment is planned:

planning@aberdeenshire.gov.uk

01467 534333

developerobligations@aberdeenshire.gov.uk

01467 536928

Price:

Offers in excess of £295,000 are invited.

VAT:

Vat will not be payable on the sale price.

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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:

For viewings, please contact:

Estates Admin

Tel: 01467 469261

Email: estates@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 469261.

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, proposed use 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.

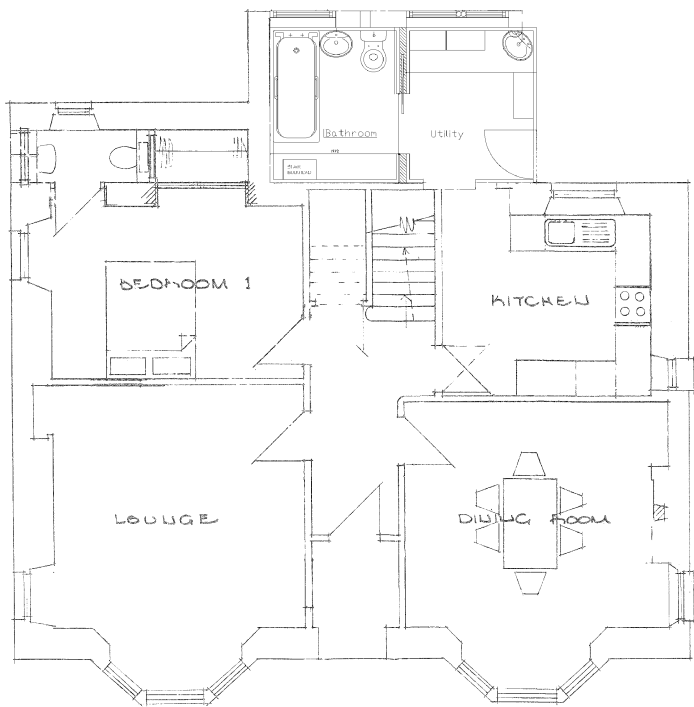
In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

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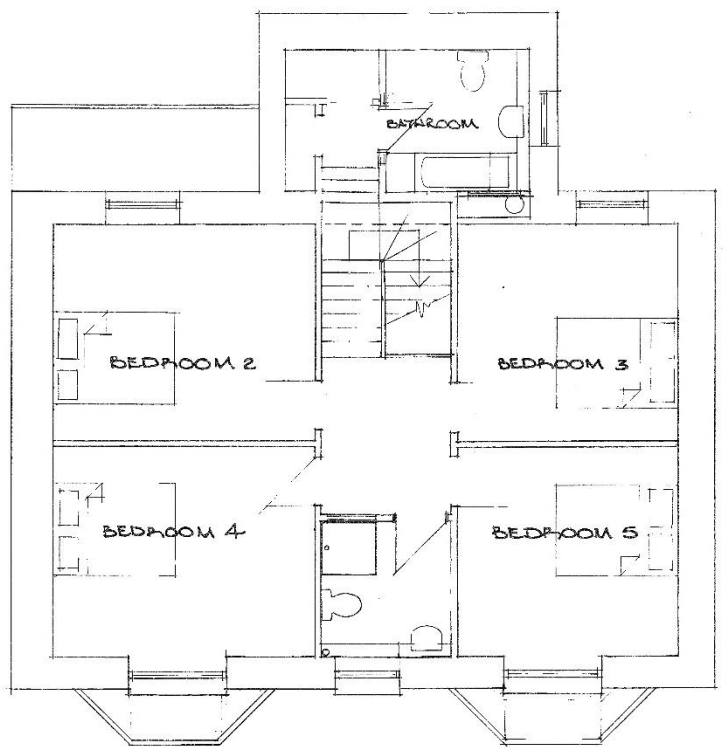
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Floorplan: First Floor

Floorplan: Ground Floor



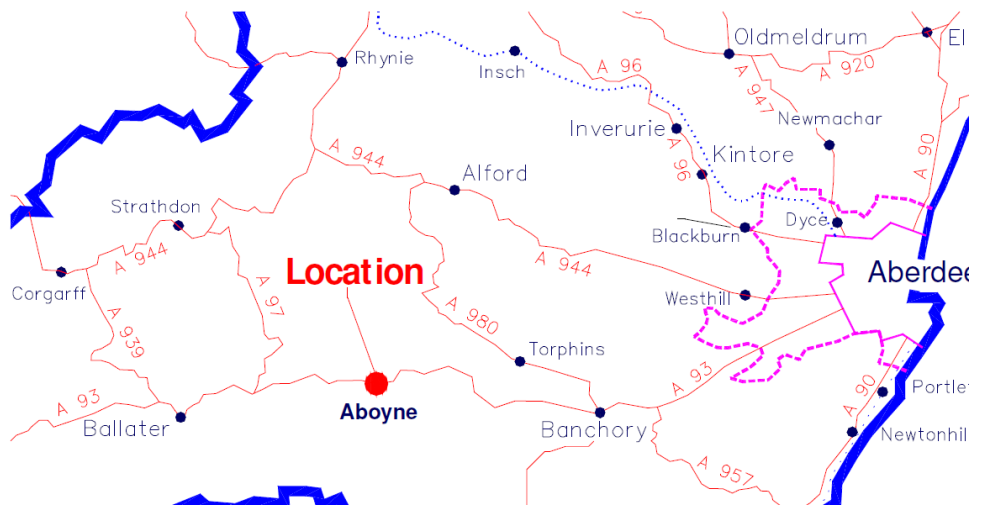
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Site/Location Plan:



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.

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