

Development Opportunity **VACANT DEPOT**

Castleton Place, Braemar, AB35 5ZQ

- Site Area - 257 sqm (2,766 sqft)
- Gross Internal Area of Building - 80 sqm (861 sqft)

Offers over £80,000

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

FOR SALE

VACANT DEPOT

Castleton Place, Braemar, AB35 5ZQ

Location:

The property is in Braemar in southwest Aberdeenshire. Braemar is an historic, rural village with a population around 500. It is within Cairngorms National Park and is approximately 58 miles (93km) west of Aberdeen on the A93.

Braemar is a popular tourist destination and has a good selection of hotels and local amenities. It is an ideal base for exploring leisure and recreation pursuits in Royal Deeside and Cairngorms National Park. The village has a primary school and secondary education is provided at Aboyne Academy, approximately 25 miles (40km) to the east of the village.

The property is on Castleton Place opposite Braemar Fire Station. It is within Braemar conservation area and bounded on the north by Castleton Place, on the east by an unadopted road, on the south by an unmade lane and on the west by a residential property.

Description:

The property comprises a detached former depot building. It has a concrete floor and concrete block walls with a roughcast external render. The roof is pitched with a profiled asbestos cement covering. There is a horizontal sliding timber door at the front of the property providing vehicular access. The property is generally in a poor condition and the external windows are boarded up with wooden panels.

The gross internal area (GIA) of the building is approximately 80sqm (861sqft) and the site area is 257sqm (2,766sqft)

Services:

The Property has an electricity supply and mains water.

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Access:

Access to the property is from Castleton Place, which is an adopted road at the front of the Property.

EPC:

The property has an EPC rating of B.

Rateable Value:

The Scottish Assessors Association website shows the property in the Valuation Roll with a rateable value of £1,250 with effect from 1 April 2023

Planning:

The Property is within Braemar conservation area and has planning consent for the existing industrial use (Use Class 6). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team:

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers in excess of £80,000

VAT:

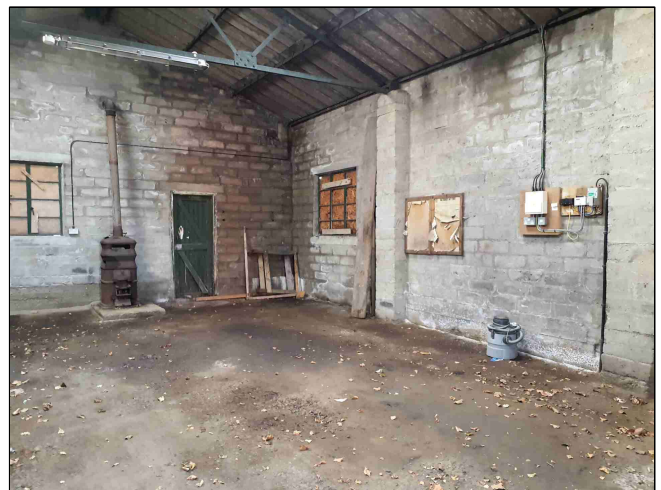
Sale will be exempt from VAT.

Land and Buildings Transaction Tax (LBTT):

The purchase will be liable for applicable LBTT and registration dues.

Legal Costs:

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

**Viewing Arrangements:**

To arrange a viewing please contact:

VACANT DEPOT

Castleton Place, Braemar, AB35 5ZQ

Date of Entry:

To be agreed, upon conclusion of legal formalities.

Viewing Arrangements/Offers:

To view the property or for further information, please contact:

Estates Admin: 01467 469261

Email: Estates@aberdeenshire.gov.uk

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 or Tel: 01467 469261. In the event of a closing date being 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 Price:

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

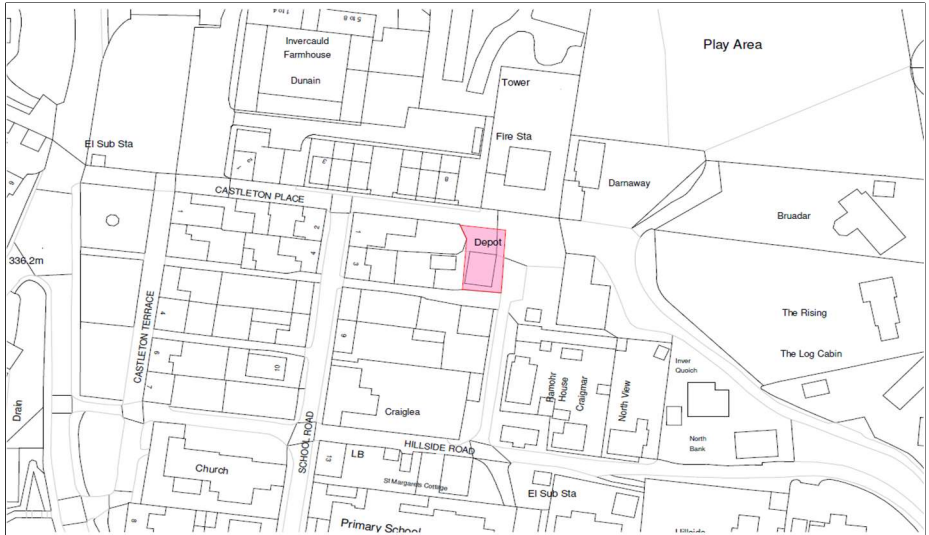
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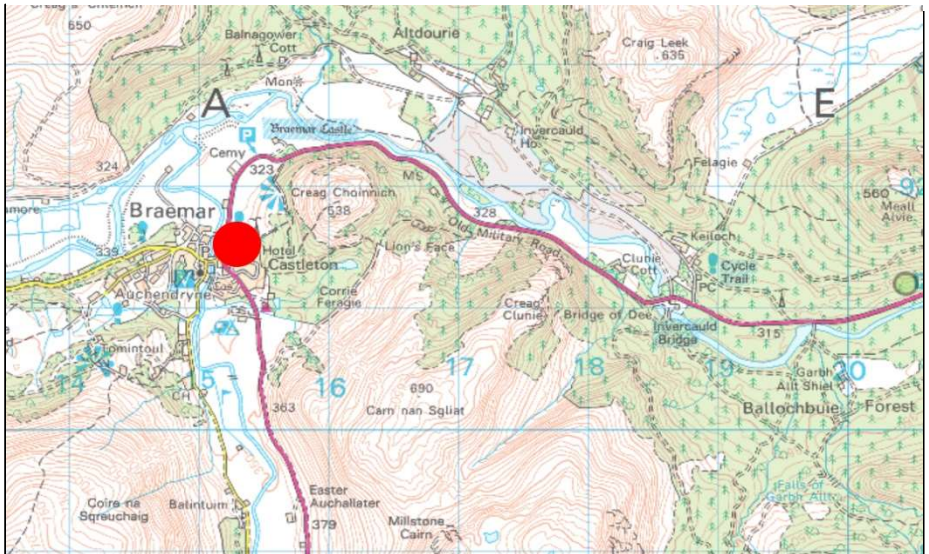
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Site Plan:



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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