

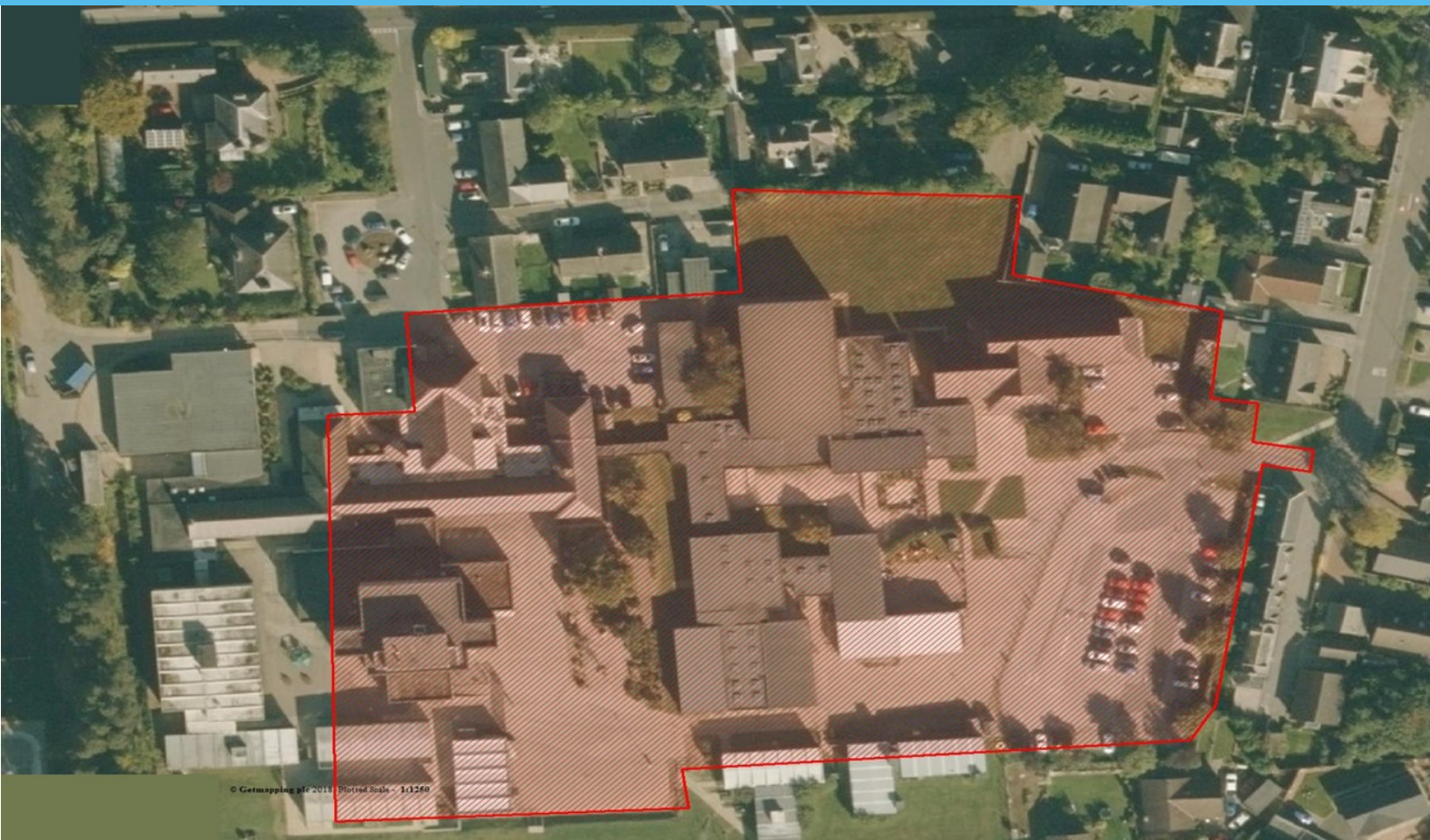
ON THE INSTRUCTIONS OF



Ryden.co.uk
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25 Albyn Place, ABERDEEN AB10 1YL

FOR SALE DEVELOPMENT OPPORTUNITY



**FORMER ALFORD ACADEMY
SCHOOL ROAD
ALFORD
AB33 8TY**

Viewing is strictly by arrangement
with the sole selling agent.

Site Area:
1.82 Hectares (4.50 Acres)

Contact:
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Location:

The subjects form part of the settlement of Alford, which is located approximately 26 miles to the west of Aberdeen. Whilst an important service centre for the surrounding agricultural community, Alford has grown in size in recent years, largely as a result of its growth in popularity as a commuter settlement to both Aberdeen and Westhill.

The site itself is located a short distance to the west of the town centre, standing in the midst of an area which is dominated by private housing to the north, east and south. Alford ski slope, community hall, tennis courts, bowling green, sports pitches and children's play area are located to the west.

The exact location of the site is provided on the street plan above.

Description:

The subjects comprise a former school campus site which has been cleared and following the construction of a new campus facility, has rendered the subject site surplus to requirements.

The available land take is designated as per the Local Development Plan for Employment Use.

Planning:

In terms of the adopted Aberdeenshire Local Development Plan (2017), the subjects are allocated as Site OP1 and allocated for a mix of uses, including up to 30 homes, 1.2 hectares of employment land and community uses.

Interested parties should make their own enquires to Aberdeenshire Council Planning Department direct should they have any planning related queries, as follows:

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

Tel: 01569 690544
E-mail: ma.planapps@aberdeenshire.gov.uk

Accommodation:

The site extends to 1.82 hectares (4.50 acres).

Services:

We understand the site is serviced by mains electricity, gas, water and drainage. However, interested parties should satisfy themselves in this regard.

Price:

Offers invited.

VAT:

The sale price quoted is exclusive of VAT.

Land and Buildings Transaction Tax (LBTT):

The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and registration dues, where applicable.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Offers/Closing Date:

Our clients reserve the right to set a closing date should they wish. Details in this regard can be provided by the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date and details of the Council's tender procedures in due course that must be adhered to. All offers should be submitted in Scottish Legal Form.

The Council is not bound to accept the highest or indeed any offer.

Further Information / Viewing Arrangements:

For further information or to arrange a viewing, please contact:

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