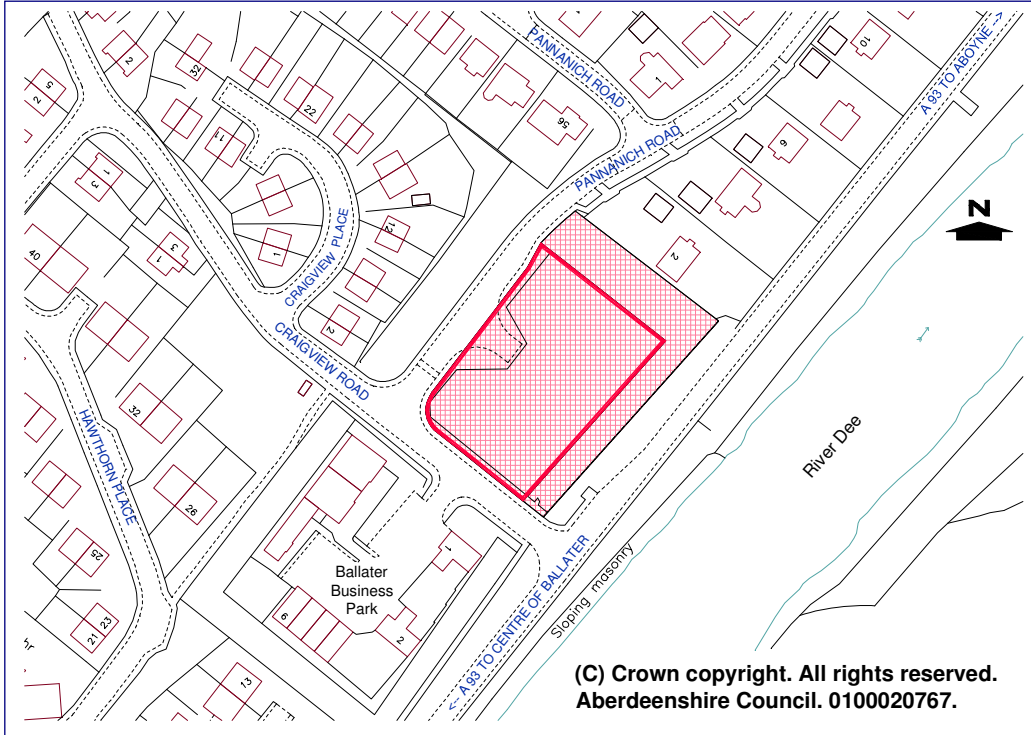


# Property Particulars



- Attractive location
- Adjacent to Business Park and housing
- Potential for a variety of uses subject to receipt of planning
- Offers are invited for the Heritable Interest

## FOR SALE

**Site at**  
**Craigview Road**  
**Ballater**  
**AB35 5PA**

### Further Information

For further information please contact:

**Pam Singer**  
Commercial  
Development Manager

01467 628229

pam.singer@  
aberdeenshire.gov.uk

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)



## Location:

Aberdeenshire Council are pleased to offer for sale by competitive tender a site at Craigview Road/Pannanich Road Ballater.

The subjects are situated within Ballater, an extremely attractive town located within Cairngorms National Park. Ballater has a resident population of around 1,500 persons and these numbers are boosted significantly during the tourist seasons. Ballater is situated on the A93 and is located approximately 42 miles from Aberdeen and 23 miles from Banchory.

## Description:

The subjects of sale comprise a generally level site with frontages to Pannanich Road, Craigview Road and the A93. The site has landscaping on two elevations and a vehicular access to the site is already formed. The surrounding area is mixed in character with both residential and commercial properties nearby at the site itself enjoys spectacular views over the surrounding countryside.

## Accommodation:

We estimate that the site extends to approximately 0.456 Ha (1.127 acre) or thereby including the landscaping areas. The net site area excluding landscaping is approximately 0.313 Ha (0.774 acre) or thereby.

The approximate site boundaries are shown on the plan within these particulars.

## Services:

We understand that mains services are available; however, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## Energy Performance Certificate (EPC):

The site does not require an EPC.

## Council Tax Banding / Rating Information:

The subjects will be assessed upon completion of any development on the site.

## Planning:

All enquiries regarding planning should be directed to

Karen Major  
Development Planning Manager  
Cairngorms National Park Authority  
Ground Floor, Albert Memorial Hall, Station Square, BALLATER, Aberdeenshire, AB35 5QB  
Tel (direct) - 013397 53602  
Tel (main office) - 013397 53601  
Fax - (013397) 55334

SEPA have identified the site as lying within a 1:200 years flood risk area.

Prospective purchasers will be held to have satisfied themselves as to the exact planning position.

## Price:

Offers are invited for the site. Offers which are conditional upon the receipt of planning consent will be considered, although offers which are not Suspensive on this would be preferred.

## Stamp Duty Land Tax:

The purchasers will be responsible for any Stamp Duty Land Tax that may be levied on the sale price.



## **Legal Costs:**

In the usual manner, each party will be responsible for their own legal and other expenses.

## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **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, 01224 664255.

Bidders should note that the Council are not bound to accept the highest or indeed any offer.

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 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 tender procedures that must be strictly adhered to.

## **Further Information:**

For further information please contact:

Pam Singer

Commercial Development Manager

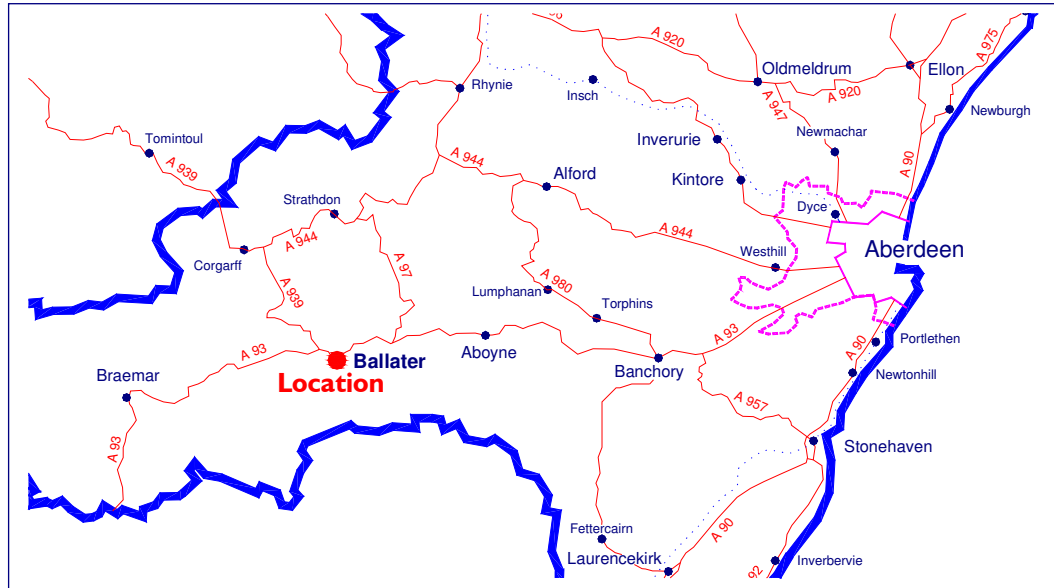
Tel: 01467 628229 or 07770 343070.

Email: [pam.singer@aberdeenshire.gov.uk](mailto:pam.singer@aberdeenshire.gov.uk)

## **Date of Publication:**

March 2013

## Location Plan:



## Misrepresentation Act 1967 and Property Misdescriptions Act 1991

### 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.