



Development Opportunity
**FORMER WESTBANK CARE
HOME**

Lower Cowgate, Oldmeldrum, AB51 0PP

- Site Area – 0.62 hectare (1.53 acres)
- Gross Internal Floor Area – 1,589m² (17,104ft²)

Offers Over £75,000

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

FOR SALE



Location:

The property is situated within Oldmeldrum village, which is an attractive rural village in northeast Scotland approximately 5 miles northeast of Inverurie and 18 miles northwest of Aberdeen City. The property sits at the junction of Lower Cowgate and Barraview and is a short walking distance from local shops in Market Square. Oldmeldrum has good selection of facilities including a primary and secondary school, private and public nurseries, medical practice and a dentist. In addition, Inverurie has multiple supermarkets and local businesses proving a great range of services and goods.

The property is bounded on the east by Lower Cowgate and on the north by Barraview. Both Lower Cowgate and Barraview are adopted roads. It is bounded on the west by residential properties and on the south by residential properties and a public park.

The main vehicular access to the property is from Lower Cowgate and there is also a rear access from Barraview.

Description:

The property was constructed around 1965. It is a detached property with a Gross Internal Floor Area (GIA) of approximately 1,589m² across 3 storeys. The property comprises 35 bedrooms with ancillary accommodation including bathrooms, WC's, living areas, kitchen, laundry room, access lift, garage and stores. There is an operational SSEN electrical substation on the lower ground floor which also serves surrounding properties.

The property is constructed with brick walls finished externally with a mixture of roughcast and Fyfestone. The roof is pitched with copper coverings and cast-iron gutters and downpipes. The windows have timber frames with double glazing. Internally, the walls are plaster with a mix of paint, wallpaper and varnish finishes. Ceilings are generally painted plaster with small areas of suspended ceilings. The floors are concrete with a mixture of carpet, quarry and cork tiles, and vinyl coverings. There is a mixture of lighting throughout including pendant lights and intumescent strip lights.

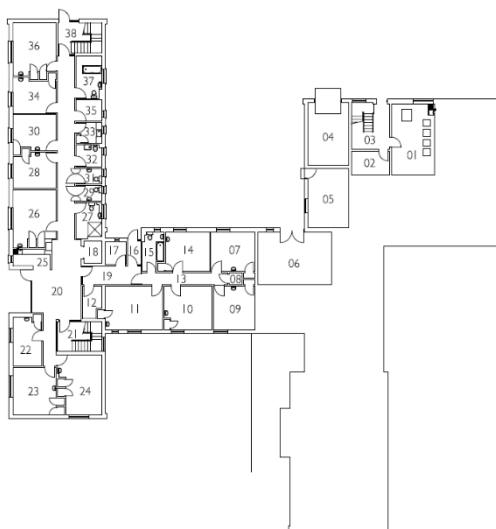
The building sits centrally on a wider site. The site is largely grass with some mature trees and shrubs to the east and west. There are asphalt surfaced areas for vehicle parking to the east and north of the main building, and slabbed paths around the building for pedestrian access.

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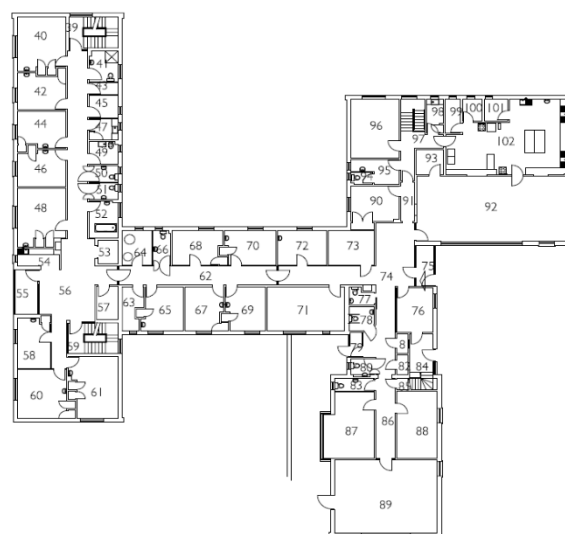
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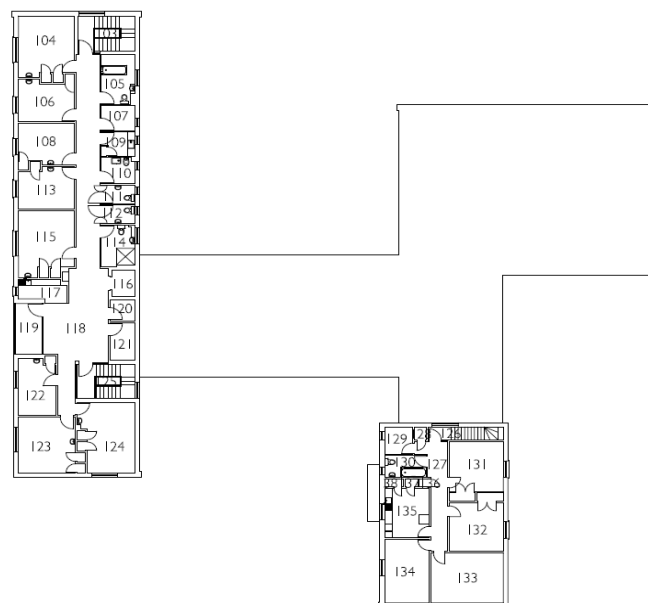
Lower Ground Floor Plan:



Ground Floor Plan:



First Floor Plan:



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Services:

There is underfloor electric heating. The property has mains water and gas.

EPC (Energy Performance Certificate):

The EPC rating of the property is G.

Rating:

The rateable value is £33,750 with effect from 01/04/2023.

Planning:

The property has planning consent for its former use as a Care Home (Class 8). 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 £75,000 are invited.

Property Conditions & Warranties:

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items) in the property are in working order or any condition.

VAT:

Sale will be exempt from VAT.

Land & Buildings Transaction Tax (LBTT):

The purchaser will be liable for any applicable LBTT and registration dues.

Legal Costs:

Both parties will be responsible for their own legal costs.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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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. T. 01467 469261.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received. Offers the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase must state the price and 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.

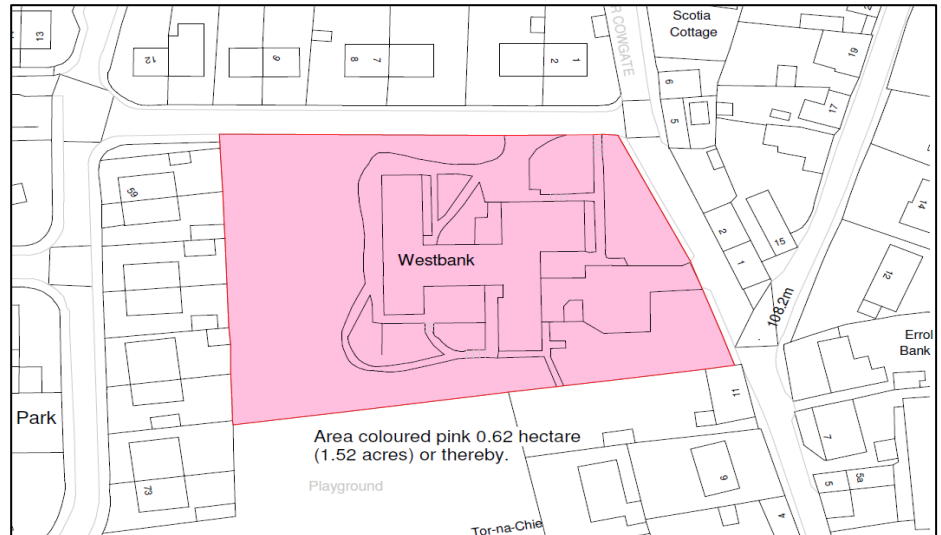
Viewings:

To arrange a viewing please contact Estates Admin.

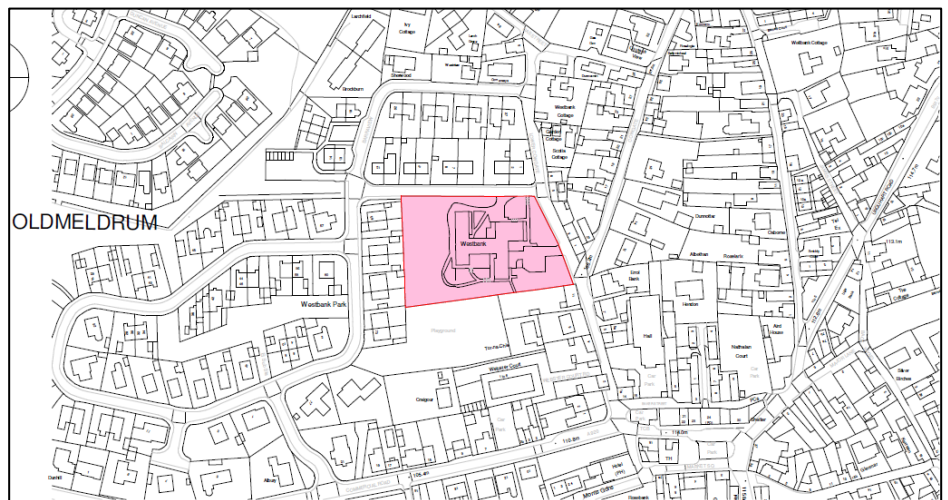
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Site Plan:



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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