



## **SITE**

Northern Road, Kintore, Inverurie, AB51 0YL

- Site Area approx. 90.8 sqm
- Excellent Location next to Major Road and Rail Links

**OFFERS OVER £7,000**

Contact Details  
Telephone 01467 469261  
Email [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR SALE

# SITE

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## Location:

The property is located close to the centre of the village of Kintore. Kintore is a popular commuter town approximately 13 miles from Aberdeen City Centre. Located near Inverurie and bypassed by the A96 road and the railway line between Aberdeen and Inverness. The town benefits from a variety of shops, primary school, good public transport, local amenities and recreational facilities. Secondary education is provided in Kemnay, approximately 6 miles from the property whilst a wider range of shopping and recreational facilities are available in Inverurie, approximately 6 miles from the property.

## Description:

The site extends to approximately 90.8 sqm. The site is bounded on the north-east by Northern Road and on the north-west and south by residential properties. The area immediately surrounding the site is primarily residential with a limited number of commercial properties. The site also lies immediately adjacent to the Kintore Town Centre boundary.

## Services:

Water, electrics and sewage services are disconnected following demolition of former Public Convenience Building in 2019. It is understood that services are located nearby. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity and availability of these services.

## Rating:

The property is not in Valuation Roll. The purchaser will be required to contact Grampian Valuation Joint Board to make enquiries for their proposed use of the land.

## Planning:

The Property not classified within the standard use classes and falls under the Sui Generis use class. Prospective occupiers should discuss their development proposals with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team:

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

Telephone: 01467 534333

**Price:**

Offers over £7,000 are invited.

**Access:**

Pedestrian access is from public footpath along the northeast boundary.

**VAT:**

The sale will be exempt from VAT.

**Land and Buildings Transaction Tax (LBTT):**

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

**Legal Costs:**

Both parties will be responsible for their respective legal costs.

**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.

The Council is not bound to accept the highest offer 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.

**Viewings:**

To arrange a viewing please contact Estates Admin.

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

Telephone: 01467 469261

**Viewing Arrangements:**

To arrange a viewing please contact:

**Contact Details**

Telephone 01467 469261

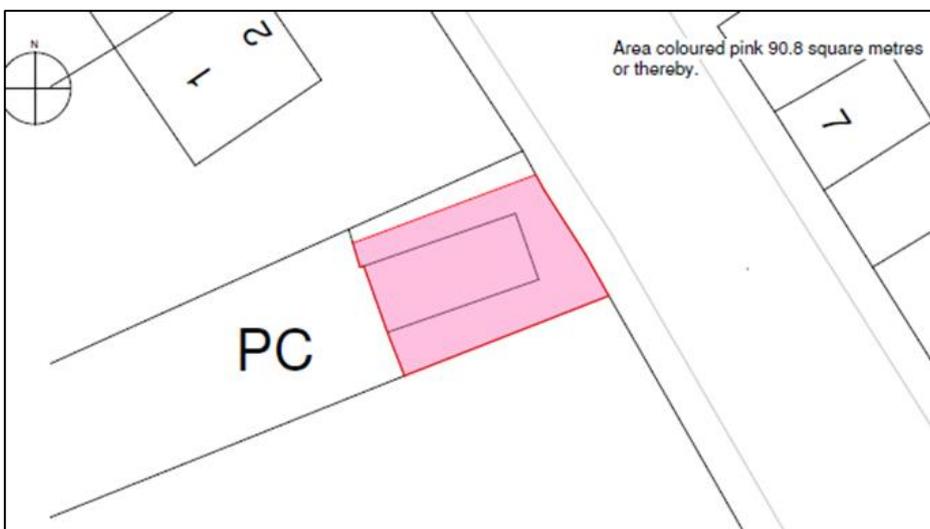
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## Site Plan:



## 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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Date of publication: March 2026