



Storage or Redevelopment Opportunity

STORE/GARAGE

Golf Road, Aboyne, AB34 5HP

- Detached Storage Facility
- Site Area – 386 sq m (4,155 sq ft)
- Gross Internal Floor Area – 78.39 sq m (844 sq.ft)

OFFERS OVER £50,000

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

FOR SALE

Location:

The village of Aboyne is a popular holiday destination and local centre situated on Royal Deeside with a population of approximately 3,000.

Aberdeen is 49.4 km (31 miles) to the east. The villages of Ballater and Braemar are 18.2 km (11 miles) and 43.1 km (27 miles) west of Aboyne respectively.

Aboyne is well located being on the edge of the Cairngorms National Park and only 29.8 km (19 miles) east of Balmoral Castle.

The subject property is situated just to the northeast of the village centre and lies adjacent to Golf Road and Queens Hill Drive which are both publicly adopted roads. Aboyne Golf Course is only a short distance to the north of the property.

The village centre benefits from several boutique shops and cafes which surround the village green. There is also a CO-OP located on Old Mart Road.

Description:

The subject property is a vacant store on the east side of Golf Road and Queens Hill Drive. It has good street frontage within a predominantly residential area.

The building comprises a single storey wood portal frame shed with cement sheet walls and roof accessed by two sliding wood doors. The area adjacent to the entrance doors comprises a concrete apron and rest of the site is a mixture of soil and compacted earth hard standing.

Internally the property benefits from four wood framed single glazed windows (two in both the north and south elevations) and a level concrete floor. Lighting is by three suspended double strip lights.

Accommodation:

Gross Internal Area (GIA) of the store is approximately 78.39 sq m (844 sq ft).

Services:

The property is served by mains water, electricity and sewerage pipe.

Access:

Access to the property is from the south side of Golf Road/ Queens Hill Drive.

EPC (Energy Performance Certificate):

The Property has an EPC rating of A.

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Rating:

The current rateable value of the property is £2,500 with effect from 1st April 2023.

Planning:

The property use is Class 4 Business.

Parties interested in obtaining consent for alternative uses 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 £50,000 are invited.

VAT:

The sale will be exempt from VAT.

Land & 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.

Access/Ownership:

The Council does not own the green area to the west side of the store but has a servitude right of access across this for both pedestrians and vehicles.

The small piece of land separating the pavement from the green area will have indemnity insurance provided for the purchaser.



Viewing Arrangements:

To arrange a viewing please contact:

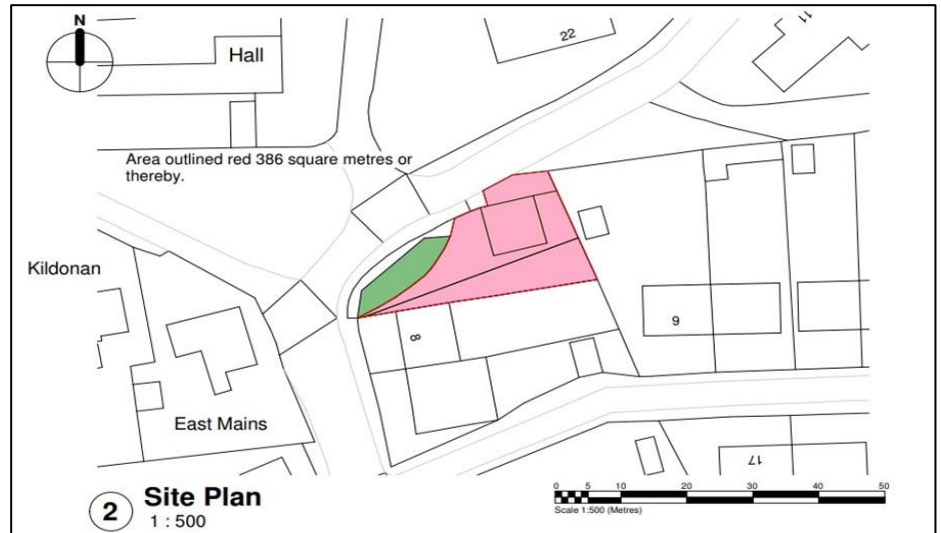
Contact Details

Telephone 01467 469261

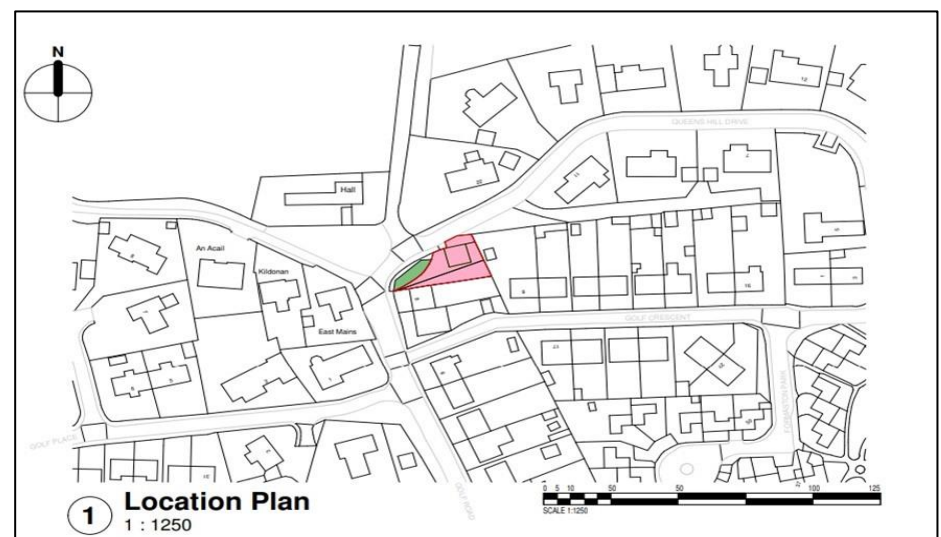
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Site Plan:



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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