



Redevelopment Opportunity
**STORE 2, 16 GOLF
CRESCENT, ABOYNE,
AB34 5GP**

- Site Area - 336 m² (3,617 ft²)
- Gross Internal Floor Area – 28.13 m² (303 ft²)

**Price - Offers in Excess of £40,000
Are Invited**

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 property is situated just to the east of the village centre on the north ring of Golf Crescent, which connects with the north and south ends of Golf Road. Aboyne Golf Course is only a short distance to the north of the subject property.

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

Description:

Access to the site is from the north side of Golf Crescent and is wide enough for off street parking. The site comprises a large grass area predominantly bordered by a well-maintained wood fence to the west, north and east sides.

The store property is situated to the rear of the site and is accessed via a wood sliding door of vehicle width. The building comprises a single storey industrial store of concrete block construction rendered under a pitched cement sheet roof. It benefits from 1 single glazed wood framed window in the north elevation and 2 in the west and east elevations. Lighting is provided by strip light.

Internally the building has a concrete floor ramped in part to allow vehicle access. There is a non-structural office booth in the north west corner.

The building extends to a total of 28.13 m² (303 sq ft) GIA.

Services:

The property is served by mains electricity. Water, drainage and sewage services would need to be established.

Access:

The property is accessed from Golf Crescent and can provide off street parking.

EPC (Energy Performance Certificate):

This property is under 50 sq m and does not require an EPC for sale.

Planning:

The property is considered to be Use Class 4.

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 £40,000 are invited.

Property Condition and 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 and any gas supply) in the property are in working order or any condition.

VAT:

The sale is believed to be exempt from VAT. However, if it should prove VAT is applicable it will be the purchaser's liability.

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.





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.

Telephone: 01467 469261

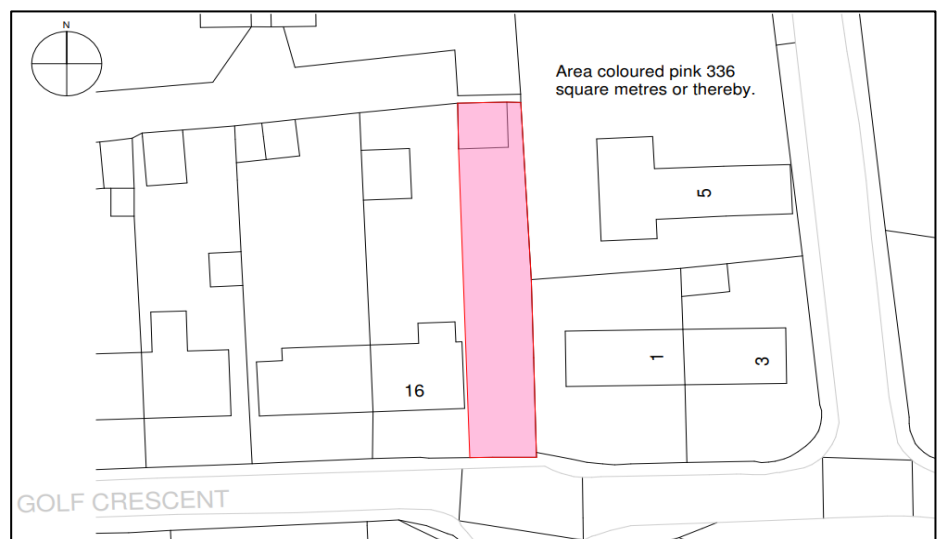
Email: estates@aberdeenshire.gov.uk



Location Plan:



Site 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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