



## Redevelopment Opportunity **BLACKHALL ROAD**

Inverurie, AB51 3WA

- Site of former Gordon House Office and Car Park
- Total area 1.6 Hectares (3.95 acres)
- Prominent Road Frontage

**Offers Invited**

**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**

# BLACKHALL ROAD

Inverurie

## **Location:**

The site is in Inverurie in the Garioch area of Aberdeenshire. Inverurie is a thriving town with a population of approximately 15,000. It benefits from a secondary school within a modern community campus and 4 primary schools. The town also has a good retail provision with supermarkets, high street shopping, and a retail park.

Inverurie is approximately 22 km (14 miles) northwest of Aberdeen by car via the A96 dual carriageway, and 7km (4.4 miles) south-west of Oldmeldrum via the B9001. Inverurie also has a town centre railway station on the main Aberdeen to Inverness railway line.

## **Description:**

The subject consists of a substantial development site extending to approximately 1.6 hectares. All former buildings have been demolished and removed from site. Surface car parking remains.

The site is very conveniently located in Inverurie, fronting onto Blackhall Road and a short distance from both the Blackhall junction on the Inverurie bypass/A96 (500m) and Inverurie town centre (650m).

## **Services:**

The site formerly benefitted from mains gas, electricity and water supplies, fibre optic broadband, and a connection to the public sewer. It is believed that all services are available ex-adverso the site, although interested parties should make their own independent enquiries in this respect.

## **Planning:**

The most recent use of the site was for office purposes together with associated surface car parking.

Potential redevelopment opportunities include residential, offices/mixed use, community uses and tourist accommodation, all subject to securing necessary consents.

A Planning Brief for the site has been prepared by Aberdeenshire Council's Planning Delivery Team. The Brief identifies potential redevelopment opportunities and highlights relevant planning considerations and constraints to be considered. This document is available on request.

## **Contact Details**

Telephone 01467 469261

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

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

## **Rateable Value:**

Rateable value for the site has still to be re-assessed following demolition.

## **Guide Price:**

Offers are invited for the vendor's heritable interest in the whole site.

## **Value Added Tax:**

The site has not been elected for VAT therefore no VAT will be payable on the purchase price.

## **Legal Costs:**

Each Party will bear their own legal costs incurred in the transaction. The purchaser will be liable for any Land and Buildings Transaction Tax (LBTT) and Registration Dues which may be payable.

## **Viewing and Offers:**

The subjects can be viewed at any time from Blackhall Road.

Offers conditional upon receipt of Planning Permission and other statutory consents will be considered.

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 or receive further information, please contact Estates Admin.

Telephone: 01467 469261

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

## **Viewing Arrangements:**

To arrange a viewing please contact:

## **Contact Details**

Telephone 01467 469261

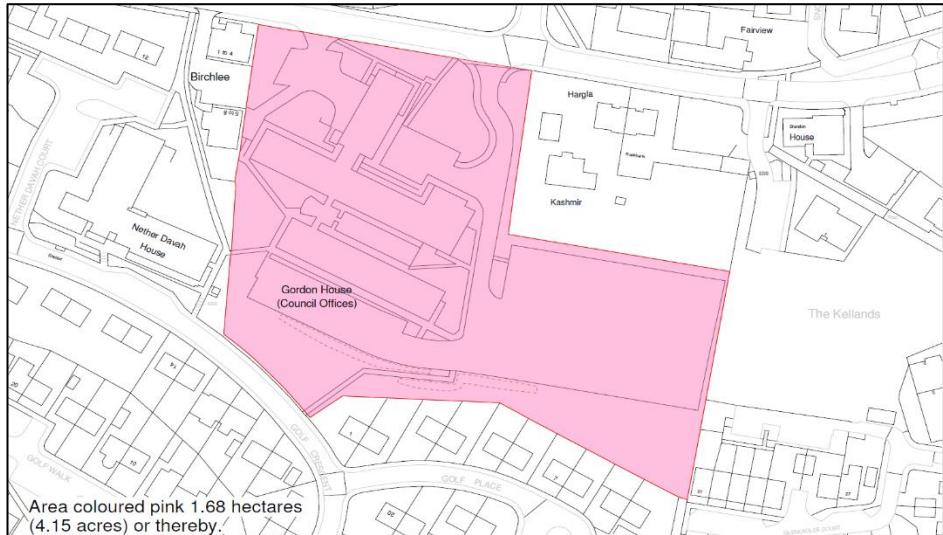
Email [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

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

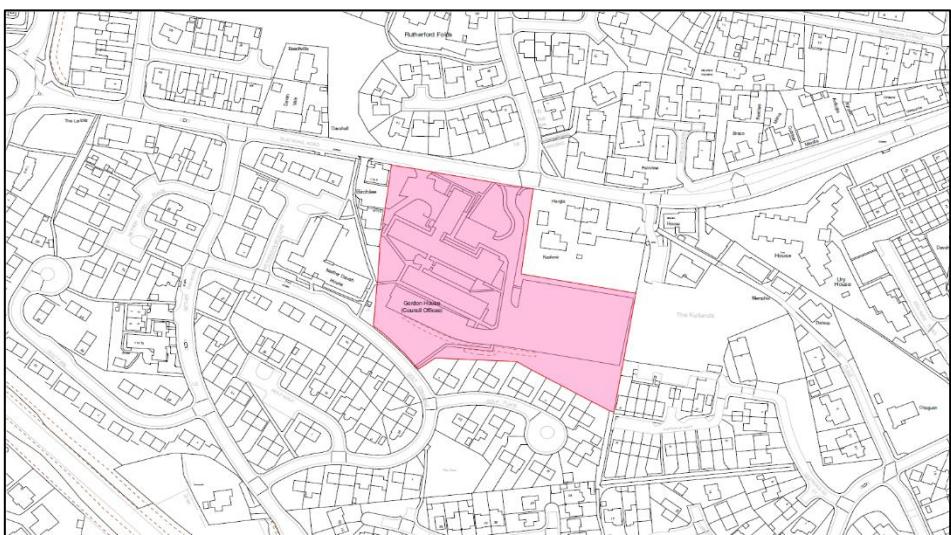
# BLACKHALL ROAD

Inverurie

## 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.

### 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)

Date of publication: January 2026