



Redevelopment Site
HARLAW ROAD

Inverurie, AB51 3WA

- Site of former Day Care Centre
- Total Area 1.2 Hectares (Approx 3 acres)
- Prominent road frontage

Offers Invited

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

FOR SALE



Location:

The site is located 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 is the site of the former Harlaw Day Centre and is strategically located a short distance to the north of Inverurie town centre. It extends to approximately 1.2 hectares (3 acres) and is bounded on the northwest and northeast by Harlaw Way, on the southeast by Harlaw Park football ground, and on the southwest by Harlaw Road. Harlaw Road and Harlaw Way are publicly adopted roads.

All former buildings have been demolished and removed from site to create a site with redevelopment opportunity.

Services:

The site was previously connected to gas, electricity, water, sewerage and fibre. 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 site is designated as BUS1 and is reserved for business use in the 2023 Local Development Plan [Aberdeenshire Local Development Plan 2023 - Aberdeenshire Council](#).

The area currently comprises a mixture of commercial uses. If any interested parties wish to explore the potential for alternative uses, then enquiries can be made to the Local Planning team using the link below for information on the planning application process or pre-application enquiries.

[Contact Planning team - Aberdeenshire Council](#)

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Rateable Value:

Rateable value of £21,250 with effect from 01/04/2023.

Guide Price:

Offers are invited for the vendors heritable interest in the whole site.

Value Added Tax:

The site has not been elected for VAT.

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 Harlaw Road.

Any party that wishes to submit an offer 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 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.

To arrange a viewing or receive further information, please contact Estates Admin.

Telephone: 01467 469261

Email: estates@aberdeenshire.gov.uk



Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

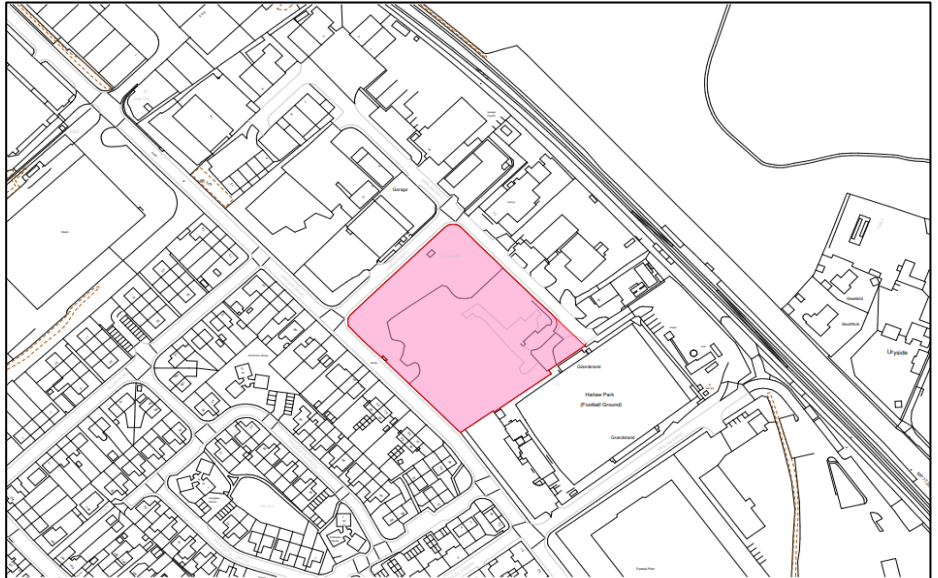
Email estates@aberdeenshire.gov.uk

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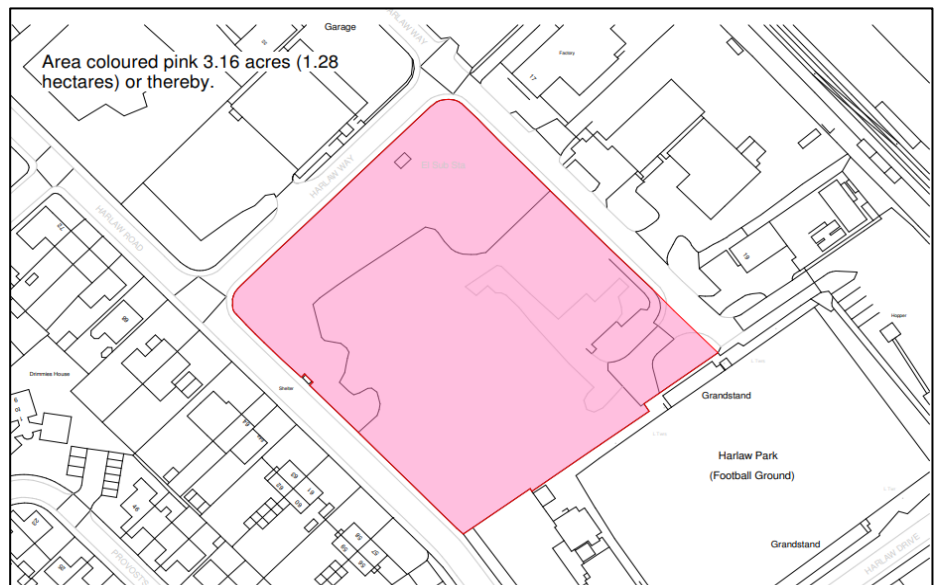
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Location Plan:



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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