



Outstanding Redevelopment Opportunity

ST ANDREW'S GARDENS

Inverurie, AB51 3XT

- Total area 1.04 Hectares (2.56 acres)
- Mature High Amenity Site
- Potential for up to 11 residential units.

OFFERS INVITED

FOR SALE

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

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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 consists of a substantial, high amenity, redevelopment site extending to approximately 1.04 hectares. All former buildings have been demolished and removed from site.

The site is centrally located within an established residential neighbourhood and lies adjacent to the public open spaces of George Square and Kellands Park. The site itself, fronts onto St Andrew's Gardens and George Square, and is a short distance from the High Street and all the amenities of Inverurie town centre.

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 nearby, although interested parties should make their own independent enquiries in this respect.

Ground Conditions:

Consulting Engineers Fairhurst were commissioned by Aberdeenshire Council to carry out a Phase 1 geotechnical and environmental desktop study report on the ground conditions on site. Fairhurst also commissioned a topographical survey. Copies of these reports can be made available upon request.

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Planning:

The only previous development on site was for a school together with associated surface car parking and playground areas constructed in the 1950s, and which is now demolished with the site cleared and ready for redevelopment.

Interested parties who wish to discuss potential development of the site should contact the local Planning Team on:

Email: planning@aberdeenshire.gov.uk

Telephone: [01467534333](tel:01467534333)

Tree Preservation Order:

A Tree Preservation Order - AC 149 (2026) is in place which governs the mature trees on the site boundaries. However, the trees along the western boundary between points A-B are outwith the site being sold. Please see the attached site/location plans for information.

The making of this order does not preclude development of the site being sold. Any proposals affecting protected trees on the site being sold will be considered by Aberdeenshire Council through The Statutory Tree Preservation Order consent process, having regard to the amenity value of the trees and the circumstances of the proposal.

Archaeology:

Immediately to the south of the southwest corner of the site lies a scheduled monument known as The Conyng Hillock. Information can be found via the undernoted link

<https://www.trove.scot/designation/sm14>

Title Restrictions:

Title restrictions will limit development of the site as follows: a) restrict development to a maximum of eleven (11) residential units (including social / affordable); b) impose a building height restriction of two (2) storeys across the site, and a restriction on any construction within 12 meters along a section of the west boundary as indicated by points A-B on the site plans attached.

Guide Price:

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

VAT:

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

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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.

Rateable Value:

The current rateable value for the site is £9,600. This will fall to be reviewed/removed, following commencement of redevelopment.

Viewing & Offers:

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

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

Any persons or organisations that 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.

Further Information:

To discuss the site or for further information please contact Estates Admin on:

Email: estates@aberdeenshire.gov.uk

Telephone: 01467 469261

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Tree Preservation Order Plan:

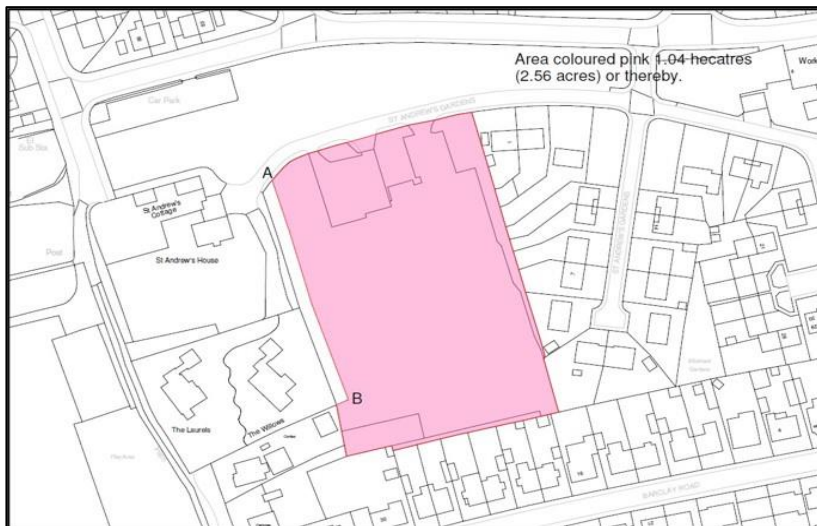


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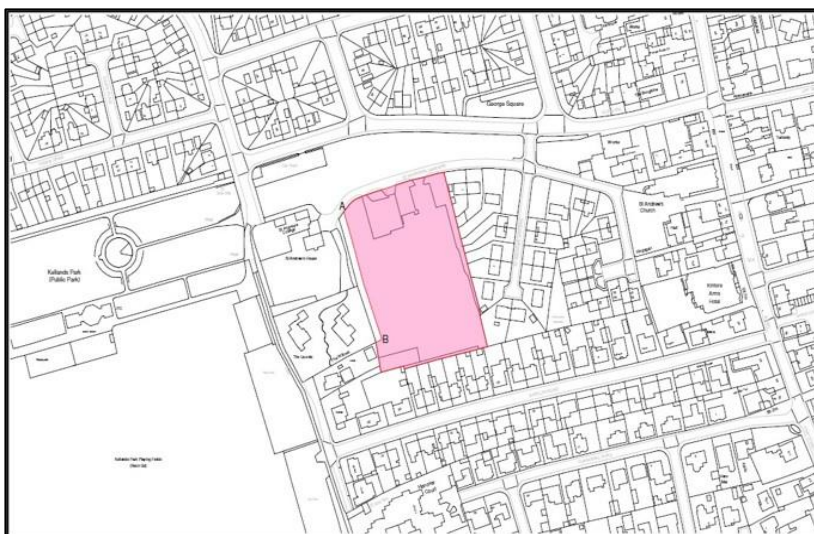
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Site Plan:



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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