Aberdeenshire COUNCIL



Redevelopment Opportunity

DEVELOPMENT SITE, GOLF ROAD, ABOYNE, AB34 5HP

- Site Area – 386 sq m (4,155 sq ft)

OFFERS OVER £75,000

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

FOR SALE

DEVELOPMENT SITE

Golf Road, Aboyne, AB34 5HP





Location:

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

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

Aboyne is well located being on the edge of the Cairngorms National Park and only19 miles (29.8 km) 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 site on the east side of Golf Road and Queens Hill Drive. It has good street frontage within a predominantly residential area.

The property is a level site with a surface comprising a mixture of soil and hard standing.

Services:

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

Access:

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

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Rating:

The current rateable value of the property is £2,700 with effect from 1st April 2026.

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 £75,000 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/Offers:

To view the property or for further information please contact:

Estates Admin;

E: estates@aberdeenshire.gov.uk

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, 01467 536116.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

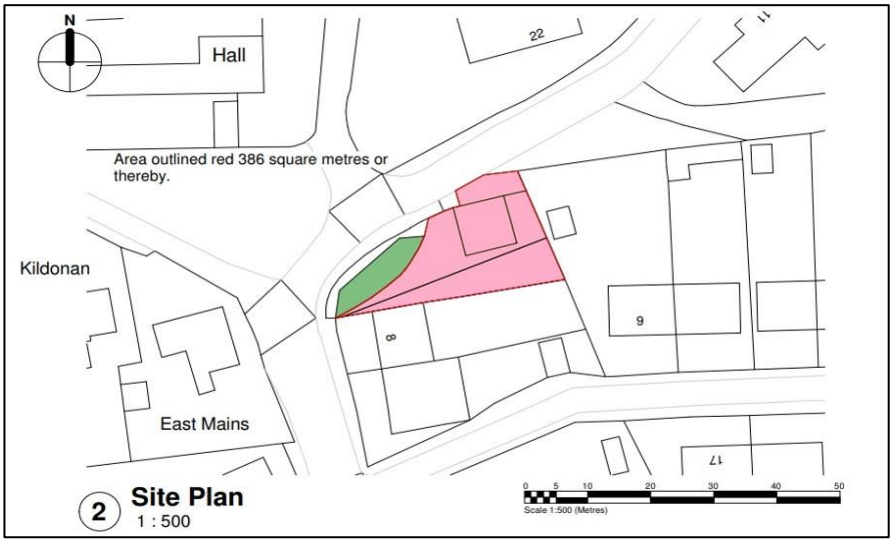
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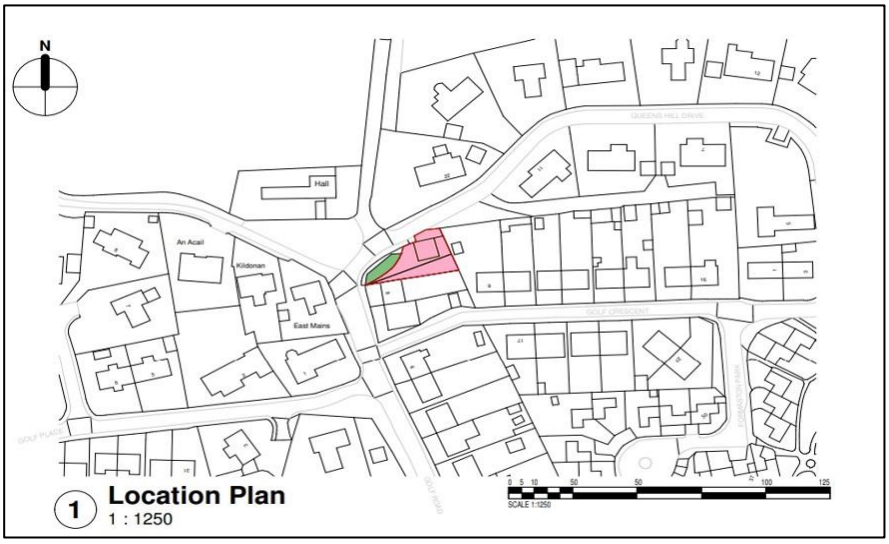
DEVELOPMENT SITE

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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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