Aberdeenshire COUNCIL

Development Site

FORMER ST LEONARDS SITE

34 Raemoir Road, Banchory, AB31 5UJ

- Site Area – 368 sqm (0.24 acres or thereby
- Excellent Location within Banchory

OFFERS OVER £135,000

FOR SALE

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

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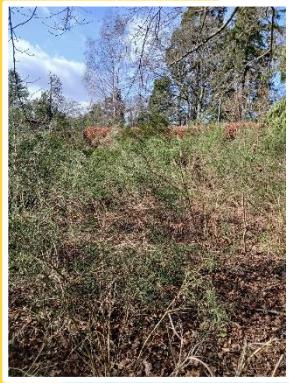

Location:

Located 18 miles west of Aberdeen, Banchory is an attractive and thriving Deeside town, known as the 'Gateway to Royal Deeside'. Enjoying a picturesque position along the River Dee, the town is surrounded by woodland, open countryside, and well-known landmarks including Crathes Castle and Scolty Hill. Regular bus links connect the town to Aberdeen and surrounding communities, while the A93 provides straightforward road access across Deeside.

The town centre, which is within walking distance of the site, provides a comprehensive range of amenities and services, including independent shops, cafés, restaurants, supermarkets, medical facilities, and Banchory Sports Village. Banchory Academy and well-regarded primary schools serve the area.

Description:

The property is the site of the former St Leonards Community Centre, which has been vacant since the building was demolished in 2019. The site contains overgrown broom and bordered by a mature mix of trees and shrubs. Access to the property is directly from Raemoir Road.

There is a Tree Preservation Order (TPO) in place which protects the woodland to the northeast boundary. The TPO does not preclude future development of the site. Any proposals affecting protected trees 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.

The adjoining sheltered housing complex has a servitude right of way for pedestrian and vehicular traffic across part of the site, however this is subject to conditions specifically that the route is for use by emergency vehicles only and is related to the adjoining subjects being used as a very sheltered housing complex or similar. The route of this servitude can be altered if a suitable equivalent route is put in place.

Site Area:

The site extends to 968 sq m (0.24 acres) or thereby.

Services:

It is understood that mains services including water, electricity, gas and drainage are located close by.

Rating:

The property is currently not entered in the Valuation Roll.

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Planning:

The property was most recently used as a **Class 10 Non-Residential Institution** and is presently vacant. Whilst there is an understanding that redevelopment potential may exist in principle, including for residential use, prospective purchasers should satisfy themselves regarding planning matters and the suitability of any proposed alternative use by consulting **Aberdeenshire Council's Planning Service** directly. All planning enquiries should be submitted to the Council's planning team.

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers over £135,000 are invited.

Access:

The site is accessed directly from Raemoir Road which is a publicly adopted road and footpath.

VAT:

The sale will be exempt from VAT.

Land and 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.

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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. Telephone 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.

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

Bidders are also required to provide a timeframe and development brief.

Viewings:

To arrange a viewing please contact Estates Admin.

Email: estates@aberdeenshire.gov.uk

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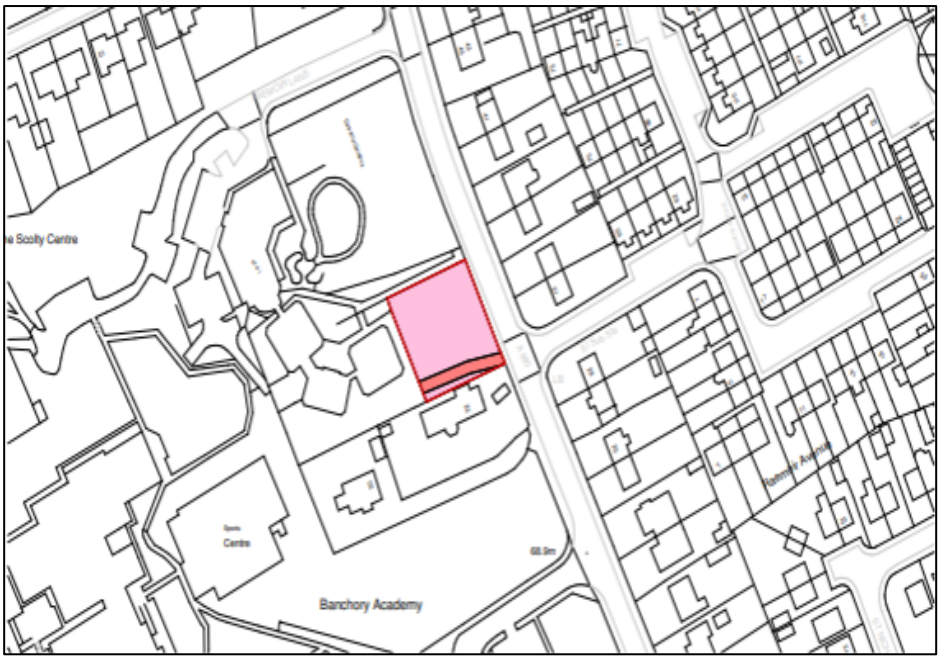
Site Plan:



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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