

FOR SALE BY ONLINE AUCTION

Auction Date:
3rd December 2026 at 2:30PM

Site area : circa 1.15 acres

Planning in place for the construction of a whisky distillery, shop & visitor area

Suitable for yard accommodation subject to building being demolished

Guide Price - £100,000

WHAT 3 WORDS

FORMER FACTORY, GREYHOPE ROAD, ABERDEEN, AB11 9RD

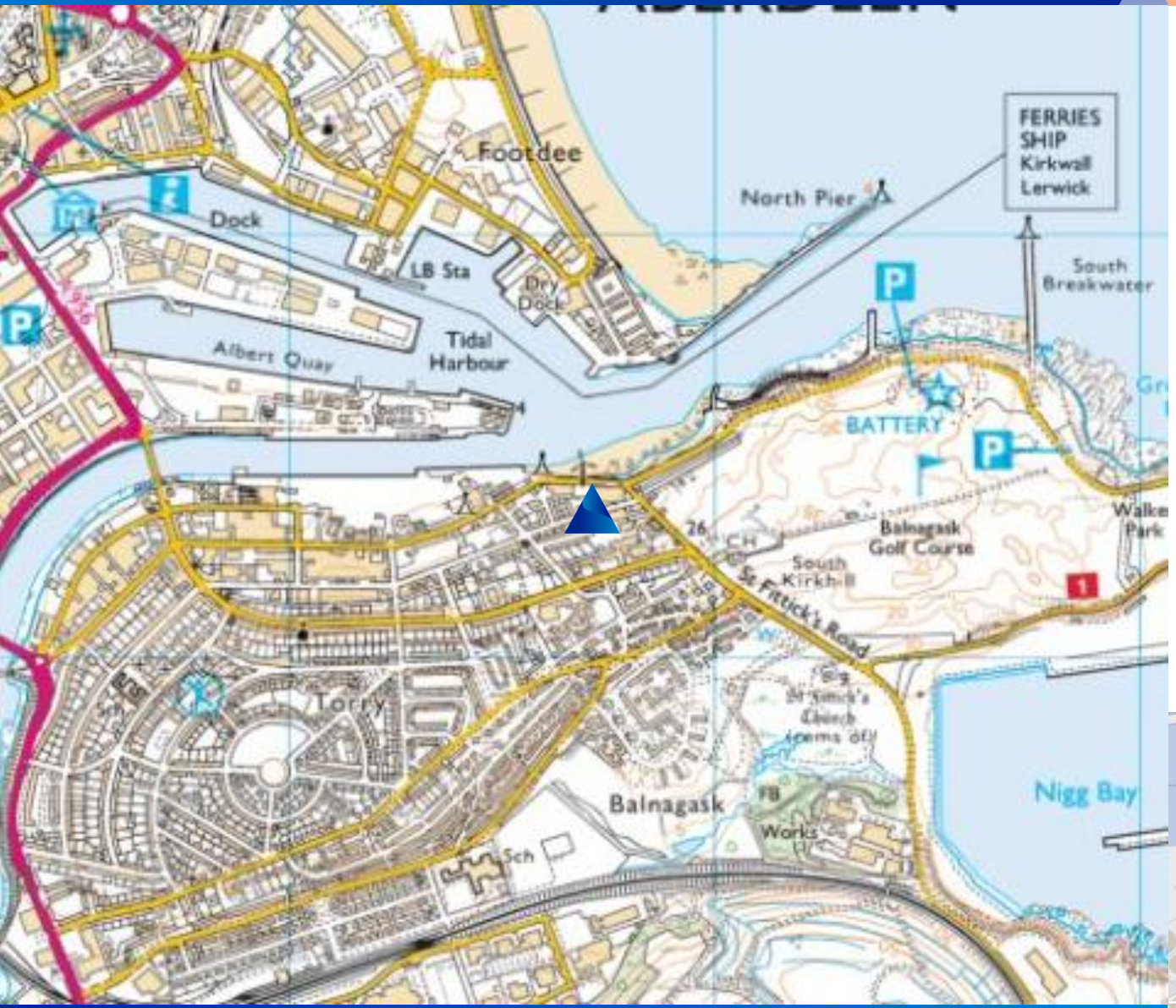
CONTACT: James Morrison James.morrison@shepherd.co.uk | 01224 202800| **shepherd.co.uk**

Please note internal viewings are not possible due to the current condition of the property

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PROPERTY AUCTIONS

Location

FORMER FACTORY, GREYHOPE ROAD,
ABERDEEN, AB11 9RD



The former subjects are located on Greyhope Road, Torry, approximately 2 miles south of Aberdeen city centre. The property benefits from its proximity to Aberdeen Harbour within an established commercial area.

The location provides excellent road connectivity via the A956, with the A90 and Aberdeen Western Peripheral Route (AWPR) readily accessible, providing links across Aberdeen and the wider north-east of Scotland.

The combination of its prominent position, harbour proximity, accessibility and waterfront setting makes the site an attractive location for a range of potential commercial, redevelopment and alternative uses, subject to planning.

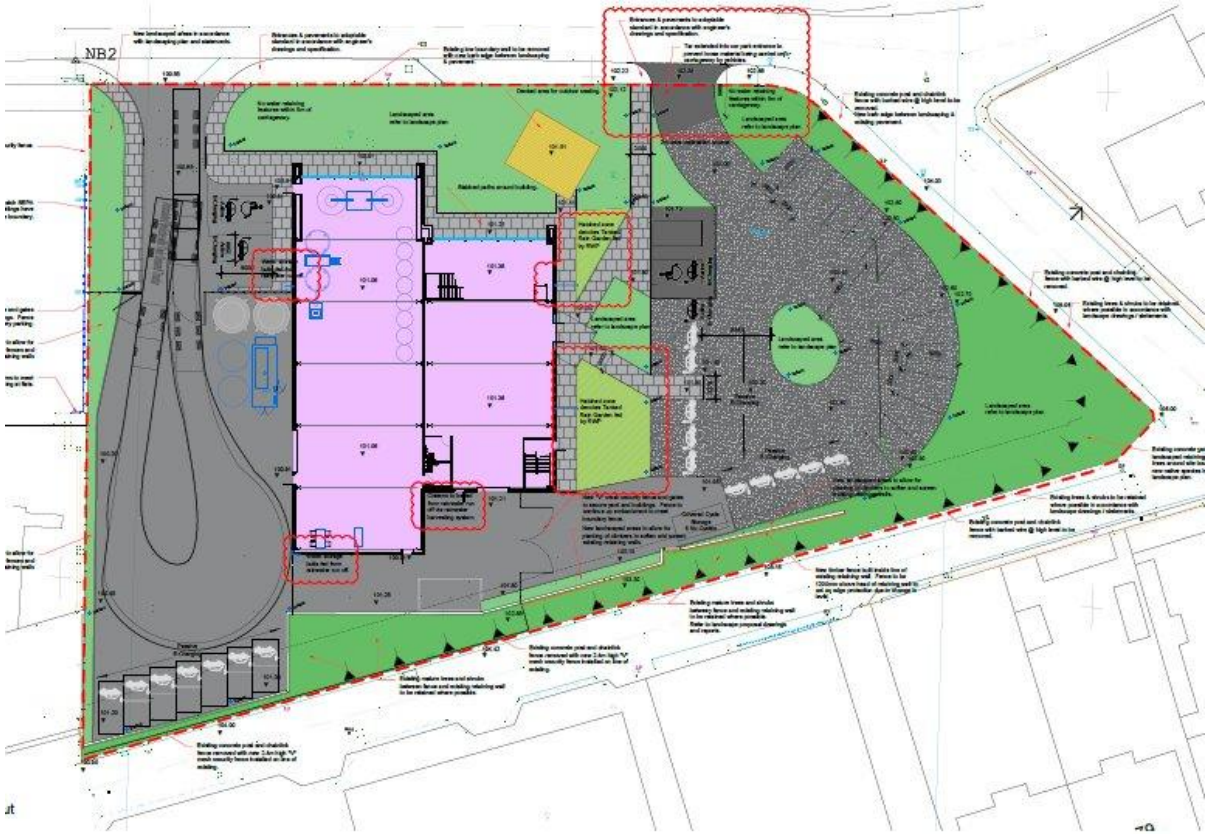


Former factory with redevelopment potential

FIND ON GOOGLE MAPS

Planning

FORMER FACTORY, GREYHOPE ROAD,
ABERDEEN, AB11 9RD



The site has had planning consent for the erection of mixed use development for two adjoining buildings as a whisky distillery with associated shop, visitor experience area, café / restaurant / licensed premises, along with storage, parking, landscaping and infrastructure.

Full planning documentation can be found on the Aberdeen City Council Planning website using reference: 240280/DPP or clicking here

The proposed site plan can be found opposite.

In addition to this planning, the site previously had consent granted, subject to a legal agreement, for a mixed use development incorporating 69 flatted units and commercial units on the ground floor in 2012.

The historic planning documentation for this previous consent can be found using reference 110312 or clicking here

The Detail

FORMER FACTORY, GREYHOPE ROAD,
ABERDEEN, AB11 9RD

Auction Date

The auction will be held 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £100,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of 3,000 plus VAT.

Viewings

Due to the condition of the property, internal viewings are not possible.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of
A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

James Morrison
James.morrison@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE November 2026

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