

Kirkton Bridge,

Skene, Westhill, AB32 6SH

Price Around

£50,000

Under offer



Coming soon



Coming soon



Coming soon

Contact Solicitor

Aberdeenshire Council
Woodhill House, Westburn Road
Aberdeen
AB16 5GB

01467 469261

estates@aberdeenshire.gov.uk

<http://www.aberdeenshire.gov.uk/property>



Features

Description

Location: The property is situated in a rural location immediately to the east of Loch of Skene, some 3 miles west of Westhill and 10 miles from Aberdeen.

The site lies within a small cluster of three houses at Kirkton Bridge, accessed from the B9125 approximately 1.5 miles to the north of Garlogie and a short distance to the south of the A944. An extract plan is provided showing the location of the property.

Description: The property comprises a former Council Roads depot consisting of 2 basic storage sheds which is accessed by a shared private track from the public road.

The site is reasonably level and extends to 0.12 acres (483 square metres). It is bounded by residential properties on either side.

Building 1 is of timber frame construction with a pitched timber trussed roof clad in cement fibre cladding. It has a concrete floor and steel sheeted vehicle access doors.

Building 2 is of light steel frame construction with concrete block dado walls and a semi-circular roof/upper walls clad with cement fibre cladding. It has a concrete floor, steel sheeted vehicle access doors and a single phase electricity supply.

Accommodation: The following measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

Gross Internal Area

Building 1 36.80 sq m (396 sq ft)

Building 2 57.48 sq m (619 sq ft)

Services: We understand the property is served by mains water and electricity. The mains water pipe runs adjacent to the B9125 and thereafter the connection is privately maintained. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC): The buildings are non-habitable, low energy usage properties and do not require an EPC.

Rating Assessment:

The property is entered in the current Valuation Roll as follows:

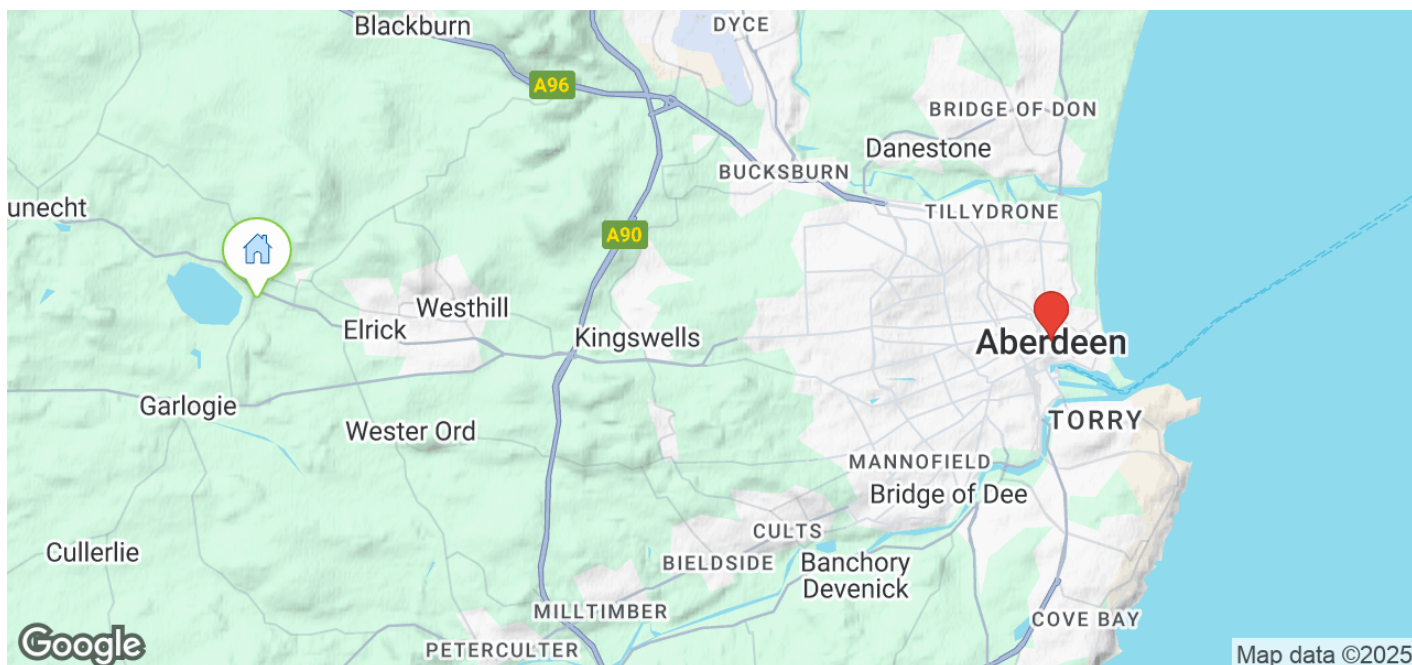
Garages - Rateable Value £800

Planning: Interested parties are advised to make their own enquiries on redevelopment proposals with the area planning office. However the Council believes the site to be unsuitable for residential development.

All planning enquiries should be directed to:

Garioch Area Planning Office Gordon House, Blackhall Road, Inverurie, AB51 3WA Tel: 01467 628576
E: ga.planapps@aberdeenshire.co.uk

VAT: All prices quoted are exclusive of VAT. The Council have not elected to Tax this property so it will be exempt from VAT.



View this property here

<https://www.aspc.co.uk/search/property/324240/Kirkton-Bridge/Westhill/>

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