

# Former Schoolhouse, 7 Beltie Road, Torphins, Banchory,

Price Over  
**£150,000**

Closing date

20/08/2020

EPC **G**



## Contact Solicitor

Aberdeenshire Council  
Woodhill House, Westburn Road  
Aberdeen  
AB16 5GB

01467 469261

[estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

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



Coming soon



Coming soon



Coming soon

## Features

## Description

The village of Torphins is located 23 miles west of Aberdeen. The property is situated on Beltie Road (A980), which lies to the west of the village centre, in close proximity to The Square, Kincardine Road and Craigour Road.

A Primary school is located adjacent to the site and convenience shopping is available within the village. Other local services including Secondary schools, shops, supermarkets and leisure facilities are available in Banchory and Aboyne which lie 7 and 8 miles away respectively.

The subjects will be sold as seen and no guarantee or warranties are available.

**Services:** We understand the site is served with mains electricity, water and drainage. However, interested parties should satisfy themselves regarding the location and capacity of services.

**Rating Information:** The property is currently listed on the Assessors website with a Council Tax Band G. Any new development on the site will be assessed upon completion. Please contact Grampian Assessors for further details.

T: 01261 815516

**Planning:** The site benefits from full Planning Permission for demolition of the existing dwelling house and erection of 4 no 3 bedroom Terraced houses. The consent can be viewed using Application ref APP/2016/1356 on the Aberdeenshire Council planning website portal. Anyone wishing to implement this consent must enter into a Section 75 agreement with the Council.

Notwithstanding the approved planning consent, the site could be considered for a single house development/refurbishment. Interested parties seeking an alternative development may need to obtain a fresh planning consent for their proposed scheme.

It is recommended that prospective purchasers discuss any queries with both the Department of Planning and Environmental Services and The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer.

Contact details are as follows:

Kincardine & Mearns and Marr Area Planning Office, Viewmount, Arduathie Road, Stonehaven AB39 2DQ  
T: 01569 768300. E: km.planapps@aberdeenshire.gov.uk and ma.planapps@aberdeenshire.gov.uk

The Developer Obligation Team T: 01330 825518 E: developerobligations@aberdeenshire.gov.uk

VAT will not be payable on the sale price.

Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

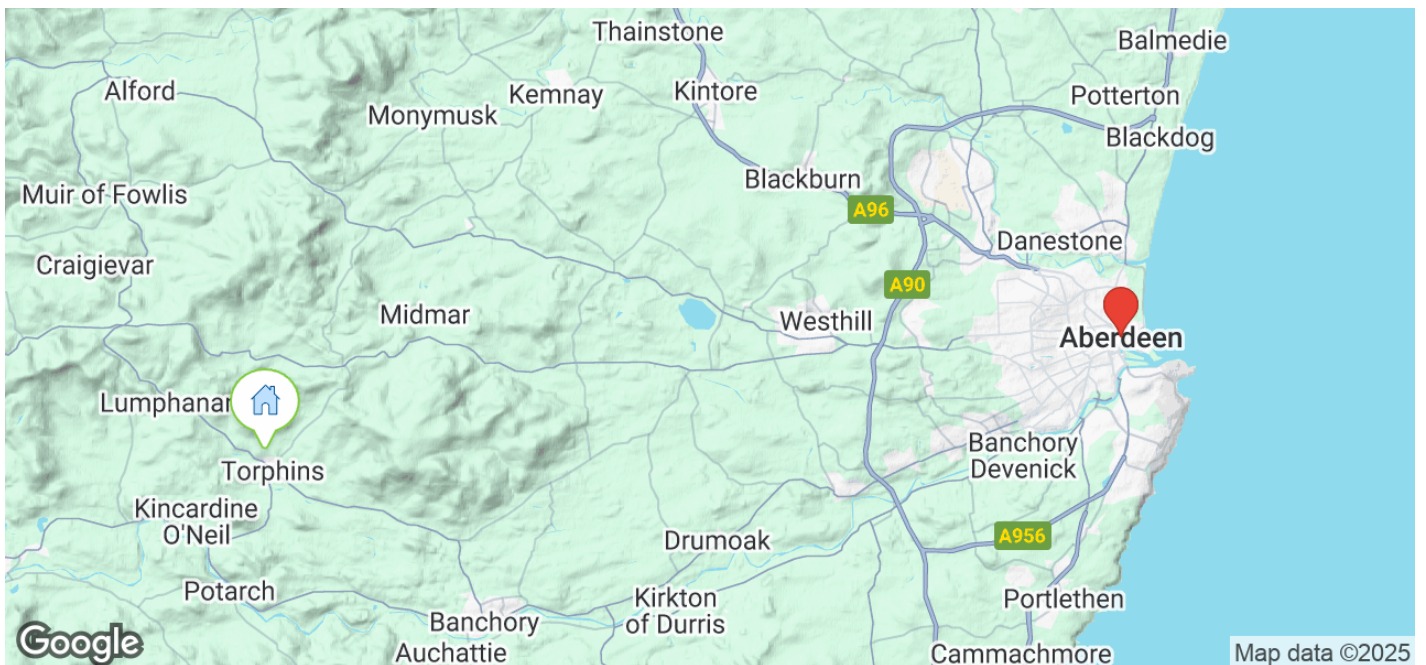
**Legal Costs:** Each party will be responsible for their own legal and other expenses.

**Offers:** Any persons who wish to submit an offer to purchase the site should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price 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.

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



## Accommodation comprises

The former Schoolhouse was built approximately 150 years ago and is of traditional granite stone construction with pitched slated roofing. The former school building occupies the northern portion of the site adjoining Beltie Road. The remainder of the site to the rear of the building is an area of overgrown land with mature trees, sloping towards the southwest and backing on to residential premises.

The property sits on a site extending to approximately 0.19 hectare (0.47 acre) or thereby.

Access is to be shared with the adjoining plot retained by the Council for possible future development through a servitude right as hatched on the plan.

### View this property here

<https://www.aspc.co.uk/search/property/357193/Former-Schoolhouse--7-Beltie-Road/Banchory/>

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