

DEVELOPMENT SITE WITH FULL PLANNING PERMISSION  
SITE CLEARED & ENTRANCE FORMED

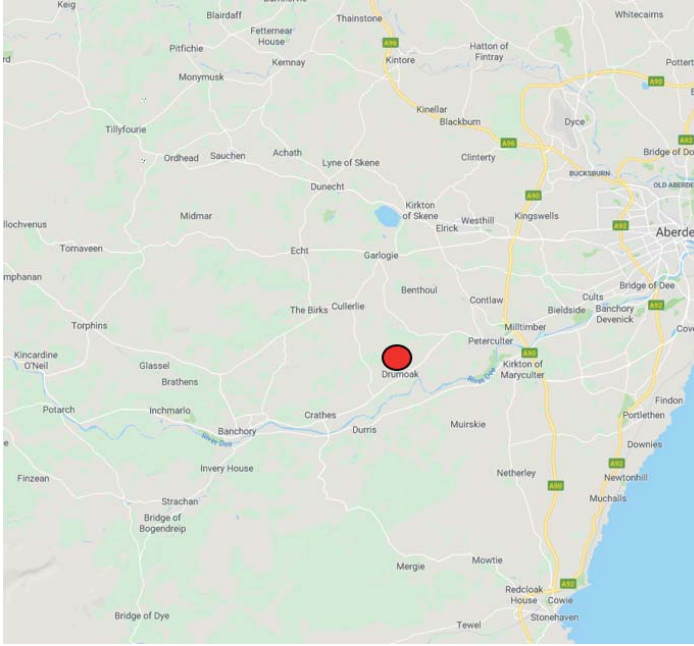


FOR SALE  
Land to West of Keithmuir Gardens

Drumoak, Aberdeenshire, AB31 5AA | Site Size 0.694 ha (1.71 acres)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



## DEVELOPMENT SITE WITH FULL PLANNING PERMISSION

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#### LOCATION

Drumoak is a commuter settlement situated approximately 10.5 miles west of Aberdeen within Royal Deeside and only 3 miles from the AWPR at Peterculter. The village sits on the A93 which is the main arterial route linking to a number of towns and villages to the south west including Banchory, Aboyne and Ballater. Amenities within Drumoak include a church and primary school. Further amenities are provided at the nearby towns of Peterculter and Banchory.

#### DESCRIPTION

The site is situated to the immediate West of Keithmuir Gardens and is regular in shape and has recently been levelled and access been formed. The site is accessed directly from the A93 route which is the main thoroughfare through the village centre. The site extends to 0.694 ha (1.71 acres) or thereby.

#### PLANNING

The subject site currently benefits from full planning consent for a commercial development comprising a public house including staff accommodation, car parking and landscaping (Planning Permission APP/2019/0302).

In terms of the Local Development Plan, the subject site is zoned for Community Facility Use and therefore other uses may be considered as an alternative.

Enquiring parties should liaise directly with Aberdeenshire Council.

#### SITE AREA

The site has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. area calculated:-

Site Size	0.694 ha	(1.71 acres)
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## PRICE

Offers are invited for our client's interest in the subject site.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for the cost of LBTT and Registration Dues.

## ENTRY

Upon conclusion of legal missives.

## AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.



## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### **GRAEME NISBET**

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