

On the instructions of The Executors of The Late Mr Edmund Ritchie

Buildings & Yard at The Old Churchyard, Inverboyndie, Banff, AB45 2JJ

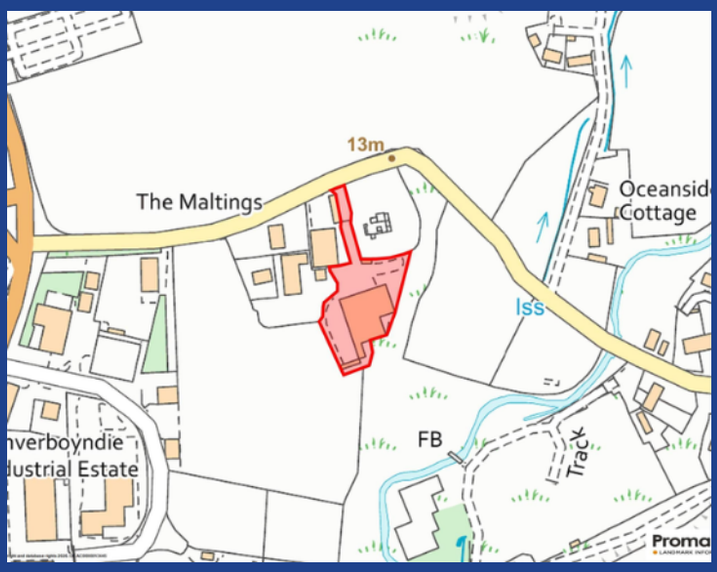
Buildings and yard area, formerly with planning permission for 3 houses, extending to approximately 0.39 hectares (0.98 acres), in close proximity to Banff.

Offers Over
£50,000

ABERDEEN & NORTHERN ESTATES

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The subjects comprise of a compact general storage site, housing buildings and tarmac yard area, extending to approximately 0.39 hectares (0.98 acres) or thereby in total. The subject benefit from good access from the public road along a short track in good condition.

The subjects previously benefited from full planning permission for the erection of three dwelling houses, approved in November 2020. No works are understood to have started since planning permission was granted, with permission understood to have lapsed in November 2023. Further information can be found on the Planning section of the Aberdeenshire Council website using reference APP/2018/2886. Parties that are interested in exploring future development of the site must make their own enquiries.

The subjects benefit from excellent road links and services nearby, being situated within the settlement boundary of Inverboyndie village which is itself located just north of the A98 road and the growing town of Banff.

The property will be sold without warranty or guarantee. The property is offered for sale in its present condition. Any site clearance, together with any associated costs, shall be the responsibility of the purchaser unless otherwise agreed in writing.



Viewings:

Strictly limited to external areas only. Entry into any building, structure or restricted area is strictly prohibited. The property is agricultural in nature and may contain hazards, including unstable structures, unsafe ground, concealed openings, hazardous materials and other dangers. Visitors are advised to exercise due care and attention when viewing.

Local Authority:

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Entry:

By arrangement.

Note:

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Offers:

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.



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To view this property or for further information, please contact our agent:

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.

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