

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

Yard Site at Former Railway Station, King Edward, Banff, AB45 3NR

Yard site at the former King Edward railway station extending to 0.8 hectares (2 acres) or thereby, formerly with planning permission for 3 houses.

Offers Over
£60,000

ABERDEEN & NORTHERN ESTATES

Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

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This yard site, extending to a total area of 0.8 hectares (2 acres) or thereby, is situated at the location of the former railway station at King Edward, in operation until 1951, with the line permanently closing to all traffic in 1961.

The northern part of the site previously benefited from outline planning permission for the erection of three dwelling houses, approved in August 2016. Permission is understood to have now lapsed, and no works are understood to have started since planning permission was granted. Further information can be found on the Planning section of the Aberdeenshire Council website using reference APP/2013/2036. Interested parties must make their own enquires with regards to the planning potential of the site.

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 derelict 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.

Servitude Rights, Burdens and Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

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

James Presly MRICS FAAV
01467 623800

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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.