

AUCTION DATE  
18<sup>TH</sup> APRIL 2024  
@ 2.30PM

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > PREVIOUSLY HAD PLANNING CONSENT FOR THE CONSTRUCTION OF 12 RESIDENTIAL DWELLING HOUSES
- > SITE EXTENDING TO 0.728 HECTARES (1.8 ACRES) OR THEREBY
- > GUIDE PRICE : £40,000

FOR SALE

**FORMER SCHOOL, NEW BYTH, TURRIFF, AB53 5PD**

**CONTACT:** James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk), 01224 202800, [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**LOCATION**

The subjects are located in the rural village of New Byth, Aberdeenshire which lies approximately 10 miles north east of Turriff and 35 miles north of Aberdeen.

The subjects themselves are located approximately 200 metres from the Main Street and Bridge Street junction on the east side.

**DESCRIPTION**

The site extents to 0.728 hectares (1.8 acres) or thereby. The building that was previously on site has been demolished to allow an interested party to develop the site in a shorter timeframe.

**SERVICES**

We understand that the property is served by mains electricity, water and drainage.

**DEVELOPMENT POTENTIAL**

Planning permission was previously granted for the construction of 12 residential dwellings and further details on this consent can be found by visiting the Aberdeenshire Council Planning Portal and using reference APP/2008/2930

**GUIDE PRICE**

£40,000



**FOR SALE BY UNCONDITIONAL ONLINE AUCTION**

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

**RATEABLE VALUE**

The subjects are entered in the Valuation Roll at a Rateable Value of £2,000.

**GUIDE PRICE**

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**BUYER FEES**

The buyer's fee is 3% plus VAT subject to a minimum of £3,200 plus VAT.

**LEGAL PACK**

The legal pack is available to view online .

**VAT**

All figures quoted are exclusive of VAT.

**CONTACT DETAILS****Local Office Contact**

James Morrison

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202800

[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800  
James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

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