

# FOR SALE

## Residential Development Opportunity

Oven Ready Opportunity

Planning Permission In Place  
For Four Detached Villas

Site Extends To Approximately  
0.24 Hectares (0.59 Acres)

Price: £220,000



WHAT 3 WORDS

## THE FORMER LODGE HOTEL, OLD RAYNE, INSCH, AB52 6RY

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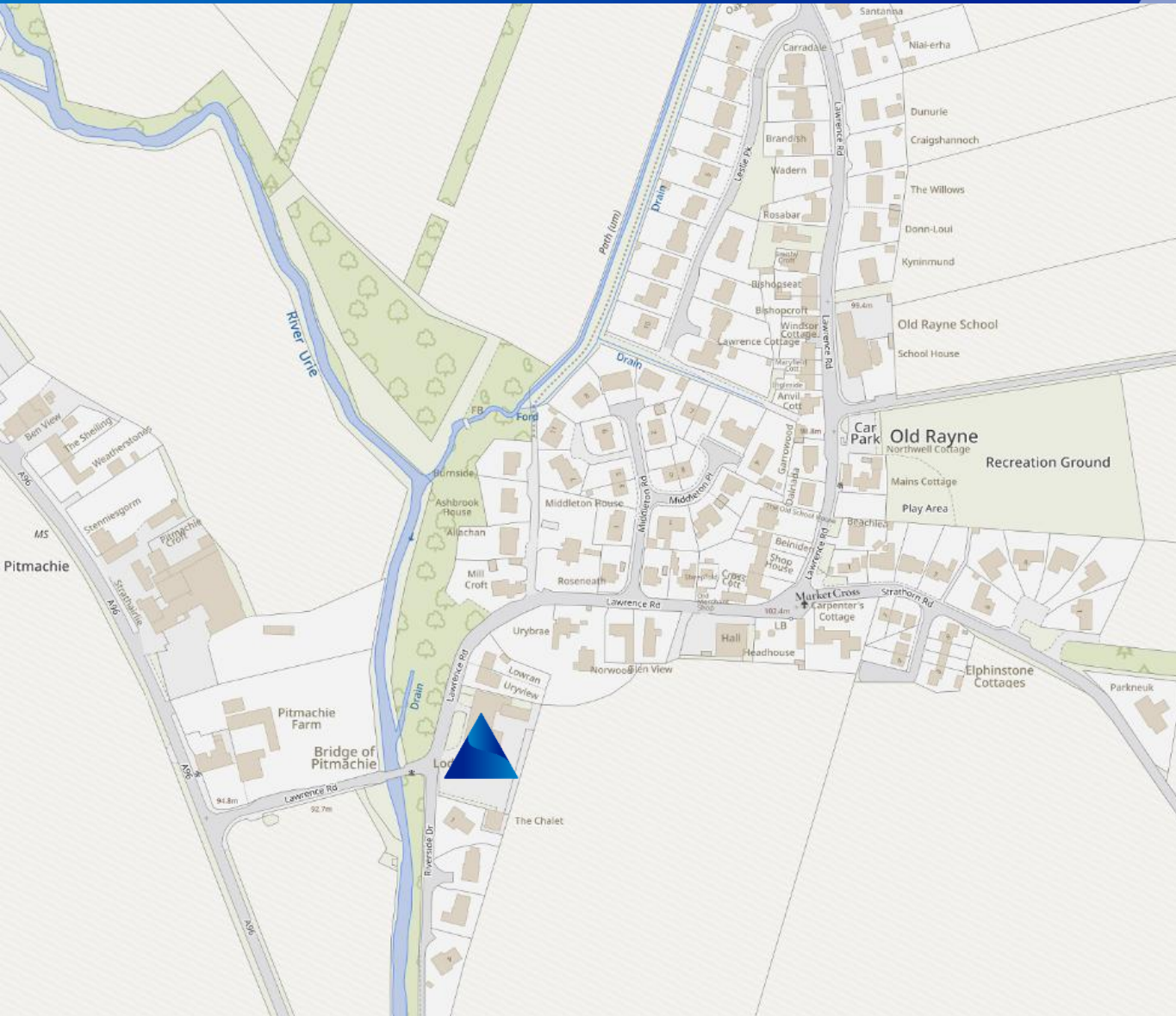






# Location

RESIDENTIAL DEVELOPMENT, OLD RAYNE, INSCH, AB52 6RY

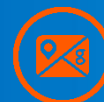


The development site is situated within the small rural settlement of Old Rayne located approximately 7 miles northwest of Inverurie on the main A96 roadway. A wide range of services and facilities can be found within the nearby town of Inverurie or alternatively within Aberdeen city itself. The subjects are located 0.2 miles from Old Rayne Primary school and 9.2 miles from Inverurie Academy.

The development site is located to the south most end of the settlement at the junction of Lawrence road with Riverside Drive with residential accommodation to the north and south and agricultural land to the east. The subject's location gives good access to the A96.



Residential Development  
Opportunity



FIND ON GOOGLE MAPS



# Description

RESIDENTIAL DEVELOPMENT, OLD RAYNE, INSCH,  
AB52 6RY



*Proposed site plan*

## Description

The subjects comprise a substantial two storey traditional granite built detached property contained within grounds which extend a total of 0.24 Hectares (0.59 Acre) or thereby. The grounds are relatively level and vehicular access to the site is via Lawrence Road.

## Planning

The subjects benefit from detailed Planning Permission and Section 75 Agreement in relation to the erection of 4 Architect Designed Dwellinghouses with further information available on the Aberdeenshire Planning Portal under reference **APP/2020/2444**.

The consent permits the demolition of the former Lodge Hotel buildings and associated outbuildings, excluding the existing chalet in the south-eastern corner, and their replacement with four detached villas, each benefitting from a detached single garage.



## Price

£220,000 is sought.

## Rating

The existing building with a Demolition Warrant are currently entered in the Valuation Roll at a Rateable Value of £9,500.

## Energy Performance Certificate

As the premises are due to be demolished an EPC is not required.

## VAT

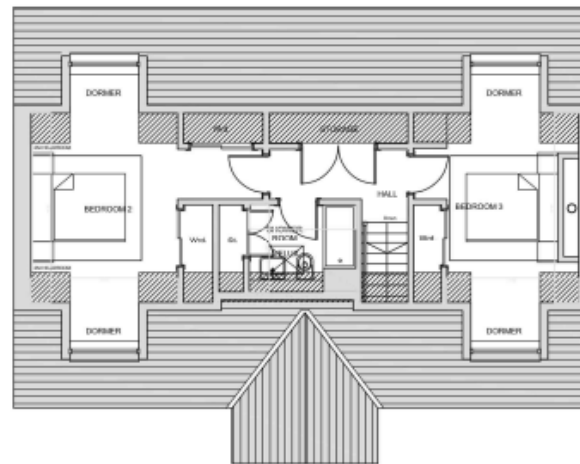
All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the purchaser being responsible for the cost of LBTT and registration dues



GROUND FLOOR PLAN



FIRST FLOOR PLAN

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE DECEMBER 2025

## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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