

FOR SALE BY ONLINE AUCTION

**Auction Date: 20th
AUGUST 2026**

DEVELOPMENT OPPORTUNITY

**RESIDENTIAL DEVELOPMENT
OPPORTUNITY SUBJECT TO
OBTAINING THE NECESSARY
CONSENTS
POSITIVE PLANNING
NARRATIVE**

ACCESSIBLE SITE

**APPROXIMATELY 10.5 ACRES
(4.24 HECTARES)**

Guide Price : £150,000



WHAT 3 WORDS

THE OLD SCHOOL, PERRY ROAD, EDZELL WOODS, EDZELL, DD9 7XL

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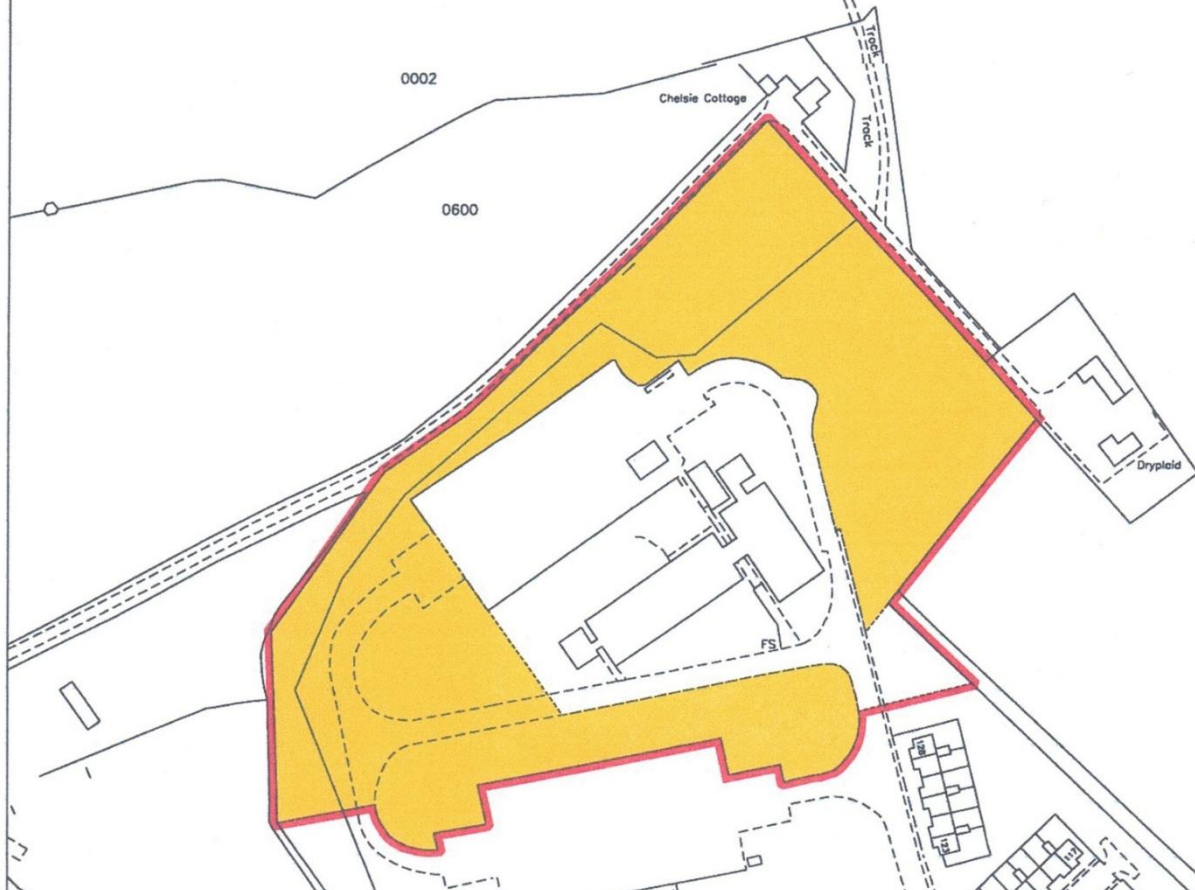


Location

THE OLD SCHOOL, PERRY ROAD, EDZELL
WOODS, EDZELL, DD9 7XL

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SEE SUPPLEMENTARY PLAN(S)



The site is located on the northern edge of Edzell Woods which provided housing accommodation for the former US Naval Airbase RAF Edzell. The site extends to approximately 11 acres and is the site of the former primary school. The site is accessed via Perry Road and a private road network leading from the public road to the south.

The village of Edzell approximately 3.5 miles to the south offers a range of facilities including cafes, restaurants and local retailers, further amenities can be found in Brechin approximately 9 miles to the southeast including a small supermarket, primary and secondary schooling and medical services.

The site also benefits from excellent accessibility being a short distance from the A90 providing swift access to Aberdeen and Dundee. There is a train station at Laurencekirk (8.5 miles) providing regular services to Aberdeen, Edinburgh and Glasgow. The Caledonian Sleeper also stops at Montrose (11.5 miles).



FIND ON GOOGLE MAPS



Description

THE OLD SCHOOL, PERRY ROAD, EDZELL
WOODS, EDZELL, DD9 7XL



The development site is situated to the north of Perry Road and is generally level and bounded to the north and west by woodland and agricultural land to the east. Residential properties lie immediately to the south.

The site is enclosed by a security fence with all buildings on site demolished and cleared. There are areas of hard standing interspersed with landscaped areas.

The land extends to approximately 10.50 acres.

PLANNING

The land is located within the Edzell Woods settlement boundary and identified as “white land” in the Aberdeenshire Council LDP 2023.

Following demolition of the primary school a pre-application consultation took place with Aberdeenshire Council for the proposed erection of 50 residential properties. We understand that Aberdeenshire Council were supportive of future development but had some pre-requisites including site investigation works and a traffic impact assessment on the suitability of Perry Road for the increased volume of traffic, a drainage impact assessment and works to get Perry Road up to adoptable standard.

The site has previously benefitted from planning consent for 5 detached houses on the eastern edge of the site in 2009, under ref: KM/AP/2009/0055. This planning consent has now lapsed. An application for planning permission in principle was made in 2014 for residential development with an indicative capacity of 50 units under ref: APP/2014/2361. The planning application was refused as a requirement to upgrade the road network to adoptable standards and connecting the private drainage system to the mains had not been addressed.



Auction Date

The auction will be held on 20TH August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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

Guide Price

The property has a guide price of £150,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

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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