

ON THE INSTRUCTIONS OF



**Ryden**.co.uk  
**01224 588866**

25 Albyn Place, ABERDEEN AB10 1YL  
Tel: 01224 588866 Fax: 01224 589669

## FOR SALE

FORMER CARE HOME SUITABLE FOR DEVELOPMENT FOR A VARIETY OF POTENTIAL USES, SUBJECT TO PLANNING



**CLOSING DATE**  
**10.30am on**  
**16 November 2016**

**FORMER BLYTHEWOOD CARE HOME**  
**PORT ELPHINSTONE**  
**INVERURIE**  
**AB51 3XD**

Viewing is strictly by arrangement  
with the sole selling agent.

Site Area:  
**1.97 Hectares (4.88 acres)**

Contact:  
**Andrew Smith**

Telephone: 01224 588866

[andrew.smith@ryden.co.uk](mailto:andrew.smith@ryden.co.uk)

- Substantial property within site extending to approximately 1.97 hectares (4.88 acres)
- Excellent location
- Potential for a variety of uses and re-development, subject to planning
- Generous landscaped grounds
- Private access road
- At least 50% Affordable Housing sought for any housing development
- Offers to be assessed both on price and the amount of affordable housing density offered
- Offers from Housing Associations or any other similar bodies is encouraged

Edinburgh  
0131 225 6612

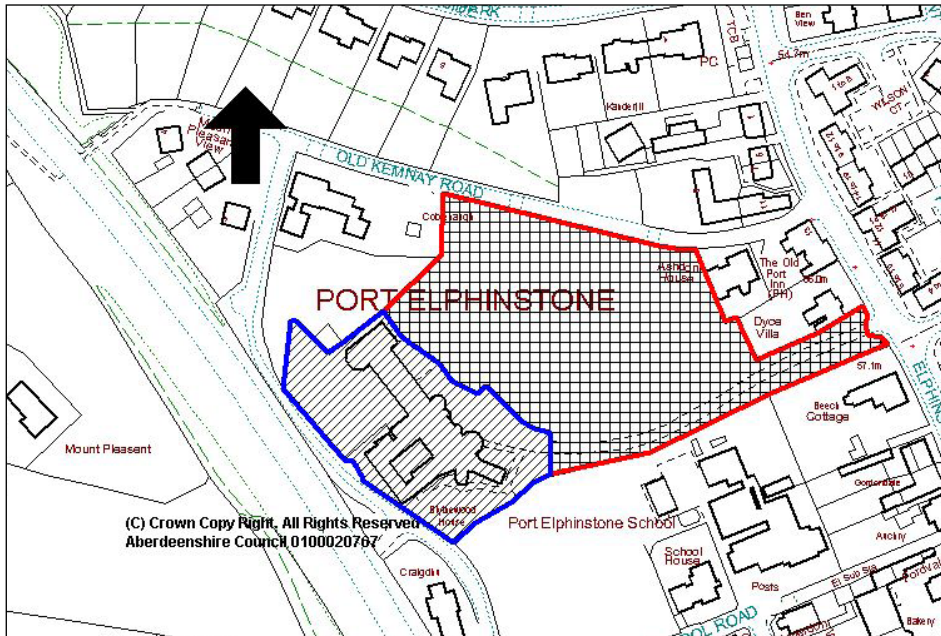
Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

Dundee  
0182 227900

London  
0207 436 1212



#### Location:

Inverurie (population of 12,654 at the 2011 Census) is a town situated approximately 27km (17 miles) northwest of Aberdeen City Centre, and 20km (12.5 miles) northwest of Aberdeen Airport at Dyce. The town is a prosperous service centre for the Garioch area of Aberdeenshire and a commuter town for Aberdeen.

The subject site is situated on the east side of the A96 carriageway and to the south of the River Don, which separates Port Elphinstone from the remainder of Inverurie. The site is accessed from a driveway that extends westwards from Elphinstone Road, which itself extends northwards from a roundabout junction with the A96 and is the main road through Port Elphinstone and onwards into Inverurie.

A location plan showing the location of the property is shown above.

#### Description:

The original building was built as a private residence, but was converted into a care home in the early 1950's. A total of 37 bedrooms are provided within the building. The original part of the building is two-storey in height, with part of the first floor accommodation incorporating dormer projections. It is constructed in granite block walls under a pitched slate roof.

A number of more modern extensions have been added, some of which are one-storey and some of which are two-storey in height.

The developable area (outlined in blue) measures about 1.28 acres, whilst the protected area (outlined in red) measures about 3.6 acres.

The entire property/site is offered for sale with certain conditions applying to the future use and development of the area outlined in red.

#### Accommodation:

The foregoing measurements have been calculated in accordance with the RICS Property Measurement 1st Edition, incorporating the International Property Measurement Standards (IPMS 3), as follows:

<b>Basement</b>	15.4 sq m	(165 sq ft)
<b>Ground Floor</b>	1,221.4 sq m	(13,147 sq ft)
<b>First Floor</b>	399.5 sq m	(4,300 sq ft)
<b>Total</b>	<b>1,636.0 sq m</b>	<b>(17,609 sq ft)</b>

#### Services:

We understand the property is served with mains water, gas, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed location and capacity of services.

#### Energy Performance Certificate (EPC)

The EPC Rating is Band E.

A copy of EPC can be provided to interested parties.

#### Council Tax Banding / Rating Information:

The subjects are currently entered in the Valuation Roll as a "Home" and have a Rateable Value of £41,750.

#### Planning:

The site is covered by the Aberdeenshire Council Local Development Plan which was adopted in June 2012 (LDP 2012). The Area delineated in red is marked protected land in the said LDP.

Blythwood House (i.e. the area delineated in blue) has no specific development allocation/land use designation.

The property is considered to be suitable for development for a variety of potential uses. However, interested parties should make their own enquiries directly with Aberdeenshire Council's Planning Service.

The property is known to have a bat roost in the attic. Interested parties would have to comply with the relevant legislation for their preservation.

All planning enquiries regarding alternative uses should be directed to:

Banff & Buchan and Garioch Area Planning Office  
Gordon House  
Blackhall Road  
Inverurie  
AB51 3WA

Tel: 01467 628469  
E-mail: ga.planapps@aberdeenshire.gov.uk

#### Price:

Open to offers.

#### VAT:

All prices quoted are exclusive of VAT.

#### Land and Buildings Transaction Tax:

The purchasers will be responsible for any Land and Buildings Transaction Tax that may be levied on the sale price.

#### Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction.

#### Date of Entry:

To be agreed upon conclusion of legal formalities.

#### Offers/Closing Date:

A closing date has been set for Wednesday 16 November 2016. All offers should be submitted direct to Aberdeenshire Council at their reception within Woodhill House, Westburn Road, Aberdeen, AB16 5GB no later than 10.30am on Wednesday 16 November 2016.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of the closing date procedures. Further details on the Closing Date can be obtained by calling 01224 644452.

#### Further Information / Viewing Arrangements:

For further information or to arrange a viewing, please contact:

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25 Albyn Place  
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AB10 1YL

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**November 2016**