

# DEVELOPMENT OPPORTUNITY

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



**Galbraith**

# THE OLD SCHOOL, PERRY ROAD, EDZELL WOODS, EDZELL, DD9 7XL DEVELOPMENT OPPORTUNITY

Edzell 3.5 miles ■ Aberdeen 37 miles ■ Dundee 35 miles

- Residential development opportunity subject to obtaining the necessary consents.
- Positive planning narrative
- Accessible site
- Approximately 10.50 acres (4.24 hectares)



**Galbraith**

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 **OnTheMarket**

## LOCATION

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 access 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).

## DESCRIPTION

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 the buildings on site demolished and cleared. There are areas of hardstanding 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 of the property 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.

## SERVICES

Mains supplies of water and electricity are available adjacent to the site. The site and the whole of Edzell Woods are served by a private wastewater treatment plant. It is expected that service infrastructure upgrade works will be required for any significant multi-unit development.

The road network within Edzell Woods is private with the residents paying a service charge for maintenance of roads, common parts and the wastewater treatment plant.

There may be a requirement for the existing service infrastructure to be large scale upgraded to adoptable standard as part of any planning consent.

## TECHNICAL INFORMATION AND DATA ROOM

The historic planning permission and associated plans together with plans showing the location of mains infrastructure, are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room – please contact Galbraith for access.

Any further planning enquiries can be directed to Aberdeenshire Council: 01467 534 333 or email [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk).

## OFFERS

Our clients are inviting offers for their freehold interest in the property.

A deposit of £15,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.



## LEGAL

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

## ENTRY

To be mutually agreed.

## POSTCODE

DD9 7XL

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///operated.shrimp.companies.

## VIEWING AND FURTHER INFORMATION

Viewing is by appointment only, viewing parties should take due care and necessary health and safety precautions.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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## SOLICITORS

TBC

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs

depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024. 9. Brochure prepared August 2024.

