



**SUPERB SOUTH FACING SITE WITH
PLANNING PERMISSION FOR DRUMOAK
TOURIST CENTRE DEVELOPMENT AND
SPACIOUS DETACHED HOUSE.**

LINARDON, DRUMOAK, BANCHORY, AB31 5AE





View from development



CHALET 1

CHALET 2

CHALET 3

RECEPTION / OFFICE

Drumoak Tourist Centre

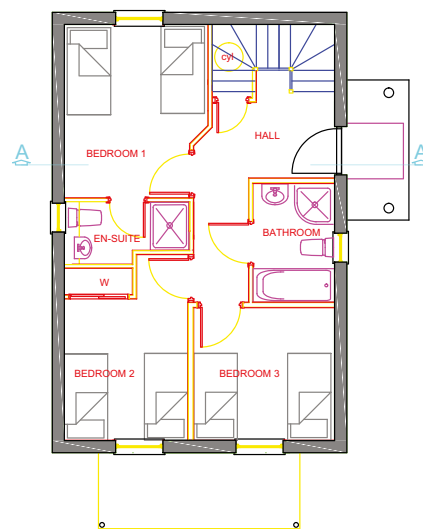
Planning permission has been granted by Aberdeenshire Council (ref APP/2011/3852) for the erection of three chalets, each with three bedrooms, and a reception office/store to the north east of the existing house. It is a rare opportunity to provide a purpose built facility with accommodation for tourists and holiday makers in an area with an abundance of attractions. Full details of the proposal and business plan are available on request from Savills.

◆ Planning permission for Drumoak Tourist Centre:

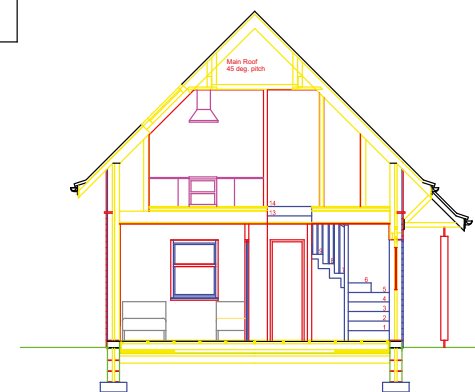
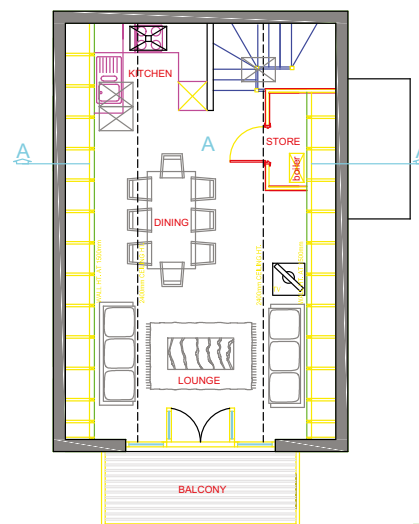
- ◆ 3 holiday chalets and reception office
- ◆ about 2 acres of wooded grounds

Banchory 8 miles, Peterculter 3 miles, Aberdeen 10 miles

Ground Floor Plan



First Floor Plan



Section A-A



Directions

Directions are available from Savills upon request.

Location

Linardon is set on the eastern outskirts of the village of Drumoak, between Aberdeen to the east and Banchory, the gateway to Royal Deeside, to the west. The site has a leafy green location, sheltered and screened by mature trees, in a tranquil setting surrounded by meadows and woodland and with open southerly views over farmland to the Durris Hills. The Deeside Way is within in a few hundred metres and the River Dee is within easy reach.

Tourist attractions in the immediate area include Drum and Crathes Castles, The Royal Deeside Railway and The Den & The Glen (formerly Storybook Glen) at Maryculter. The area abounds with excellent walks and cycling tracks. Beyond Banchory lie the scenic attractions of Royal Deeside, Balmoral Castle and Braemar.

Drumoak village provides essential local amenities including a shop serving everyday needs, a pub, church, hairdresser, park and a bowling green. Drumoak Primary School is also within the village. For secondary schooling the highly regarded Banchory Academy and The International School of Aberdeen at Pitfodels are both close by. Banchory, 8 miles to the west, has a good range of shops, sports centres, a swimming pool and a golf course. Peterculter, less than 3 miles away, offers a range of conveniences including a BP garage with a Marks & Spencer food store, schooling, Kippie Lodge Country Club, golf course, church, restaurants, medical centre, chemist, banks, supermarket, post office, library, hairdresser and local shopping. The Garthdee Retail Park at Bridge of Dee offers extensive shopping facilities. Aberdeen is within easy commuting distance and offers all the facilities expected of a major regional centre. The property will benefit from the new Aberdeen Bypass, improving access to Aberdeen Airport and to routes south.

Description

The sale provides a unique opportunity to purchase a well located site with planning permission for a tourism based development and an existing four/five bedroom home. The development has been carefully planned to preserve the privacy of the house, which lies at the end of the access road and is secluded but not isolated, beyond the proposed chalets.

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♦ **Linardon House:** 2/3 reception rooms, 4/5 bedrooms, EPC = E

♦ 2 double garages and 4x4 car port

Linardon House

The accommodation is on two floors and has a versatile layout. The property has been thoughtfully decorated with light colours, allowing an abundance of light. The open plan sun room and kitchen provide both a focal point for family life and an excellent space for entertaining, with masses of light from the sun room's glass roof. The adjacent sitting room and dining room are open plan, in an L shape. There are three double bedrooms on the ground floor, served by a bathroom with a corner Jacuzzi bath and a shower room with a large steam room off. Upstairs are a family room or large double bedroom with sweeping views of the countryside and a single bedroom.

A private tarmac drive leads up to the house. Adjacent to the house are two double garages with power and a car port which can accommodate a 4x4 vehicle. There is a decked area for al fresco dining with views over the surrounding countryside.

Grounds

The grounds, which extend to about 2 acres, are largely grassed and are sheltered by mature trees, predominantly oak, ash and silver birch, characteristic of the area.

General Remarks

Services: Mains electricity and water. Private drainage and waste treatment. Oil-fired central heating and coal fire to Linardon House.

Fixtures and fittings: All fitted carpets and floor coverings in Linardon House are included in the sale.

Local Authority: Linardon House is in Aberdeenshire Council Tax Band E.

Home Report & Energy Performance: A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession: To be by mutual agreement.

Offers: Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing: Strictly by appointment with Savills – 01224 971110.



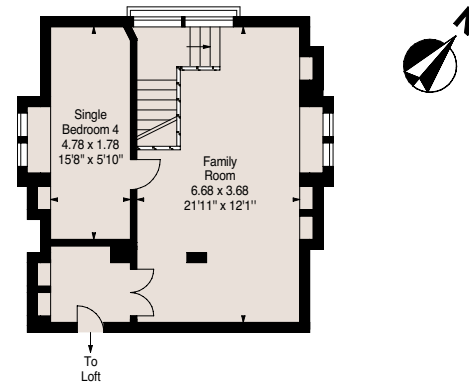


LINARDON HOUSE — FLOORPLANS

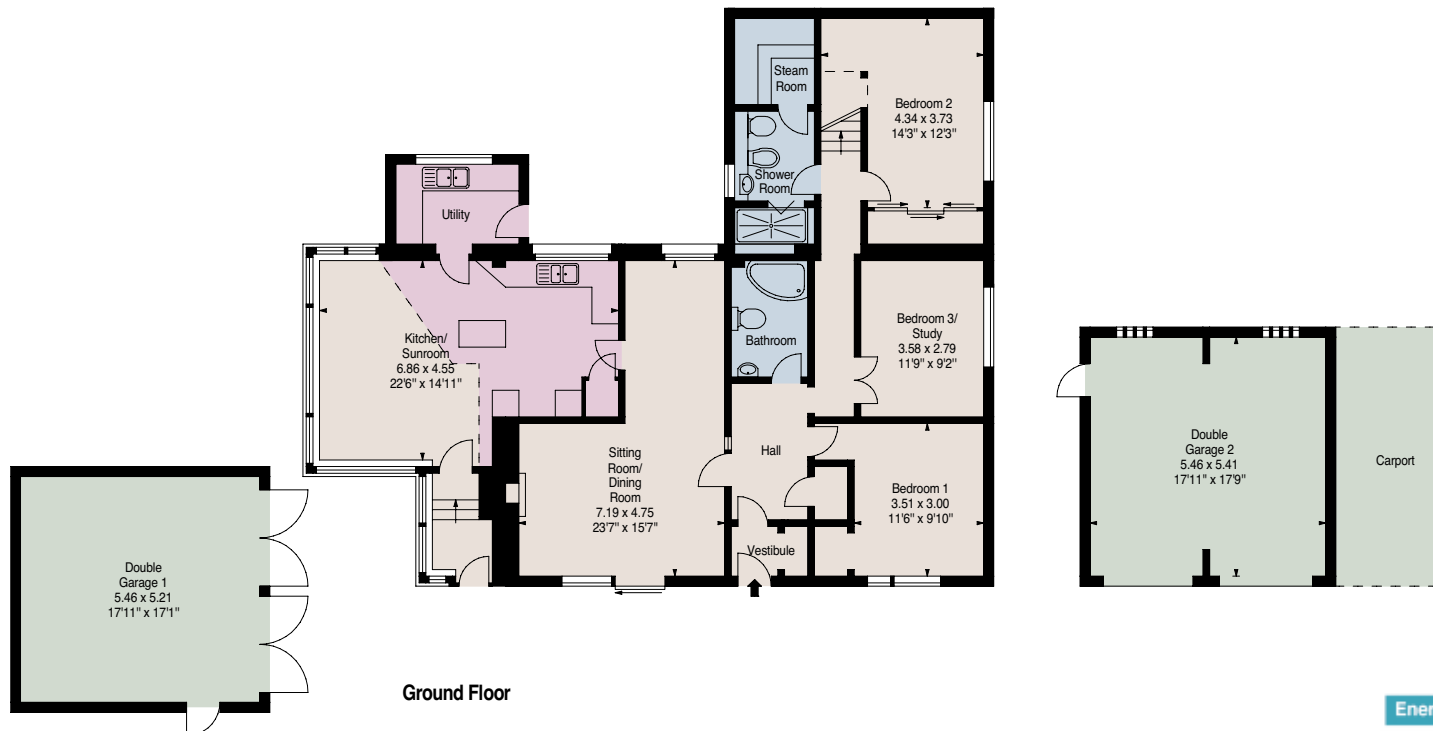
Gross internal area (approx):
182.83 sq.m (1968 sq.ft)

Garages & Carport
75.25 sq.m (810 sq.ft)

For Identification Only. Not To Scale.
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First Floor



Ground Floor

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