

TILBOURIES HOLIDAY LODGES

DURRIS, BANCHORY, ABERDEENSHIRE

Galbraith

TILBOURIES HOLIDAY LODGES, DURRIS, BANCHORY, ABERDEENSHIRE

Exceptional development opportunity with full planning permission for 3 holiday lodges on the banks of the River Dee.

AWPR 3 miles ■ Banchory 6 miles ■ Aberdeen 8 miles

- 3 luxury linked holiday lodges
- Full planning permission
- On the banks of the River Dee
- Quiet Countryside location
- Superb commercial development opportunity

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket.com



SITUATION

The River Dee is one of the most famous and beautiful salmon rivers in Scotland. It rises from two sources in Mar Forest, just below 4,000 feet in the Cairngorm Mountains and drains an area of over 800 square miles. The river flows through Royal Deeside where there is an abundance of spawning ground and nursery areas. It continues through a variety of Highland and Lowland Scenery for over ninety miles before reaching the North Sea in Aberdeen. With around 55 golf courses and claiming two of the top 10 oldest courses in the world, Aberdeenshire is a golfing paradise with a variety of championship, traditional links and parkland courses. These holiday lodges would be a great base for keen golfers given that three popular golf courses are all very close by including Stonehaven Golf Club, 8 miles, and both Peterculter Golf Club and the extremely popular Royal Deeside Golf Club are both only a 15 minute drive away. Slightly further afield, yet easily accessed by the impending new AWPR, you will find the renowned Royal Aberdeen Golf Club who were hosts to the Scottish Open in 2014 and, Aberdeenshire's newest golf course, Trump International Golf Links, which has just announced its second course. The course is set against the dramatic backdrop of miles of coastal views and is being enjoyed by keen golfers from across the world.

When it comes to castles, Aberdeenshire is the place to visit as there are understood to be over 300 in total and there is simply no other county in the UK with more per square mile. Particularly close by is the incredible Dunnottar Castle being an iconic ruin perched on a headland with dramatic sheer cliffs on all sides. Also within a short drive is the Crathes Castle & Drum Castle, Gardens & Estate. Banchory is also only 13 miles to the West which is the gateway to the world renowned Royal Deeside where both Balmoral Castle & Braemar lie. Of particular note, the 41 mile-long Deeside Way which runs from the city centre through Royal Deeside.

Aberdeen City is some 10 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station, only 10 miles away, and is host to an airport providing both domestic and international flights. The soon to be completed AWPR, is located a short drive away giving very easy access to both the North & South of the city and in particular to Aberdeen International Airport, which will be even quicker than the current 35 minute travelling distance.

LODGES

There are three linked proposed holiday lodges, designed and perfectly positioned overlooking the River Dee. As such, great consideration has been given to ensure this view is maximised with large floor to ceiling windows and private garden terraces.

Lodges 1 & 3 are mirror images of one another and the accommodation comprises:

Ground Floor: Entrance porch, hall, lounge, dining room, open plan dining kitchen, boot/rod room and cloak room.
 First Floor: Three guest double bedrooms, all with their own ensuite and built in wardrobes.

Lodge two is the middle lodge and the accommodation again comprises:

Ground Floor: Entrance porch, hall, lounge, dining room, open plan dining kitchen, boot/rod room and cloak room.
 First Floor: Three guest double bedrooms, all with their own ensuite and built in wardrobes.

PLANNING PERMISSION

Planning permission was granted by Aberdeenshire Council on 30th August 2017 and full details can be obtained from their website by clicking the following link or by contacting the selling agent.

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQVHQDCAH7000>

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating
Tillbouries Holiday Lodges	Mains connection close by	Mains connection close by	Septic tanks recommended	Oil CH recommended

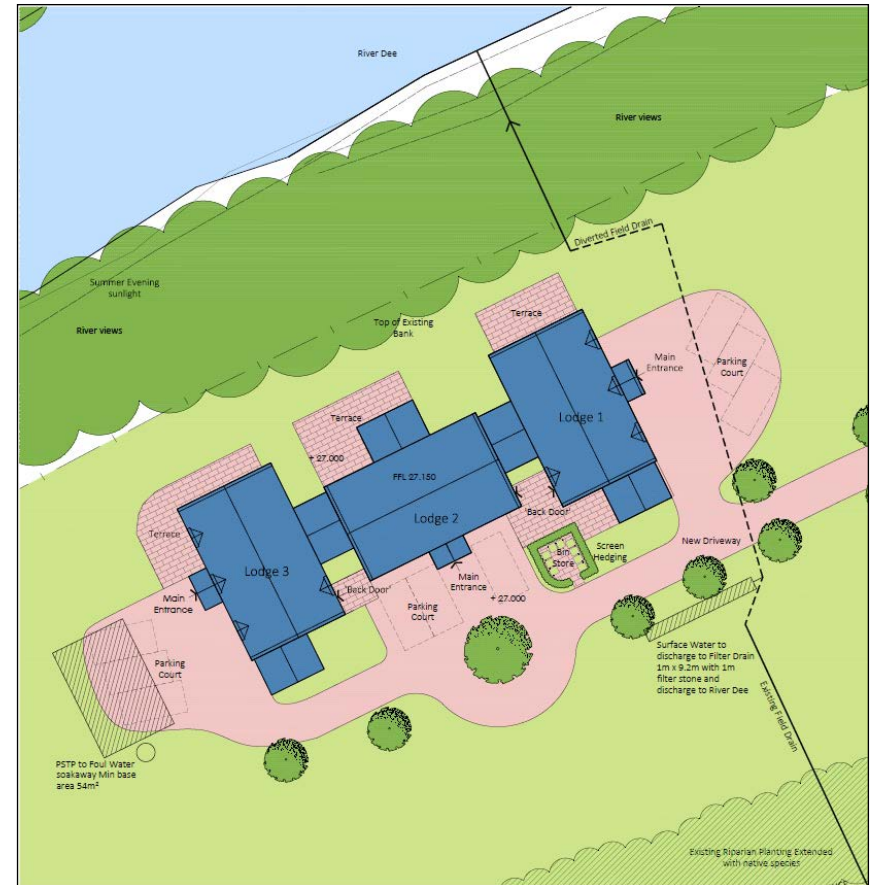
All interested parties are advised to investigate the availability of utility services to the site and capacities thereof.

DIRECTIONS

Leave Aberdeen to the West on the A93 North Deeside Road, passing through Cults, Bieldside & Milltimber. Turn left down Milltimber Brae over the river and turn right onto the South Deeside Road. Continue for only around 2.8 miles and the track road for access to the lodges and a separate residential property (Cairnton Cottage) is located on the right hand side. Turn down this track and the site is on the left hand side.

POST CODE

AB31 6BA



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

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, together with proof of funding and Identification. 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. Photographs taken in August 2019.

