

# COTTOWN STEADING, STRATHDON, AB36 8XA

Bellabeg 1 mile

Alford 17 miles

Aberdeen 44 miles



OFFERS OVER  
**£95,000**

- Traditional steading situated adjacent to the River Don
- Delightful rural aspect
- Services on site
- Approximately 0.23Ha (0.58 acres) or thereby

To view the property or for further information please contact:-

Aberdeen & Northern Estates  
estates@anmgroup.co.uk  
01467 623800

### Directions

From Aberdeen take the A944 Alford road and continue a further 6 miles to Mossat. At Mossat turn left on to the A97 through Glenkindie, continue on past Glenbuchat and onto the bridge over the River Don. After crossing the bridge over the River Don continue straight ahead where the A97 turns south to Tarland. Approximately one mile beyond this junction turn left where signed "Waterside". Proceed a further mile and Cottown steading will soon be recognised in an elevated position on the left hand side of the road.

### Situation General

Cottown steading is situated in the heart of Strathdon which is widely recognised as one the most beautiful and unspoilt parts of Scotland. The steading lies approximately 1½ miles east of village of Bellabeg, on the south side of the River and almost opposite the Colquhonnies Hotel and Lonach Hall.

Day to day shopping facilities, medical services and primary school is available in the nearby village of Bellabeg. Bellabeg is also the venue for the annual Lonach Gathering which takes place each year in late August and attracts visitors and film stars from all over the UK and abroad. The area is also well known for its sporting and recreational activities with salmon and trout fishing available on the River Don and nearby River Dee. The traditional Scottish sports of stalking and grouse shooting are particularly well catered for locally on a number of nearby estates. In the winter months, the ski slopes at the Lecht (15 miles) and Glenshee are easily accessible.

### Services

Electricity is available but not yet connected, an underground cable passes less than 15 metres from the south and west sides of the steading. A SEN quote of £3152 for connection will expire in July 2022. Private water supply connected to stopcock situated in front of the south facing gable of the west wing. Private drainage to septic tanks to be constructed on north side of steading.

### Access

The new mutual access for the development has been formed to the rear of the westmost unit. Intending purchasers should note that no access will be granted from the east.



### Planning

Planning permission for conversion of steading to form two residential units was approved by Aberdeenshire Council on 22 May 2009 (APP/2006/1175). Full details of the planning application can be found on the Aberdeenshire Council website – [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk). While this application has lapsed pre application advice received in September 2021 and available for inspection, confirms a high chance of planning permission being granted for either a one dwelling or two dwelling development option with the Planning Service concluding that the principle of development at this site is likely to meet the requirements of the Cairngorm National Park Authority Local Development Plan 2021.

### Entry

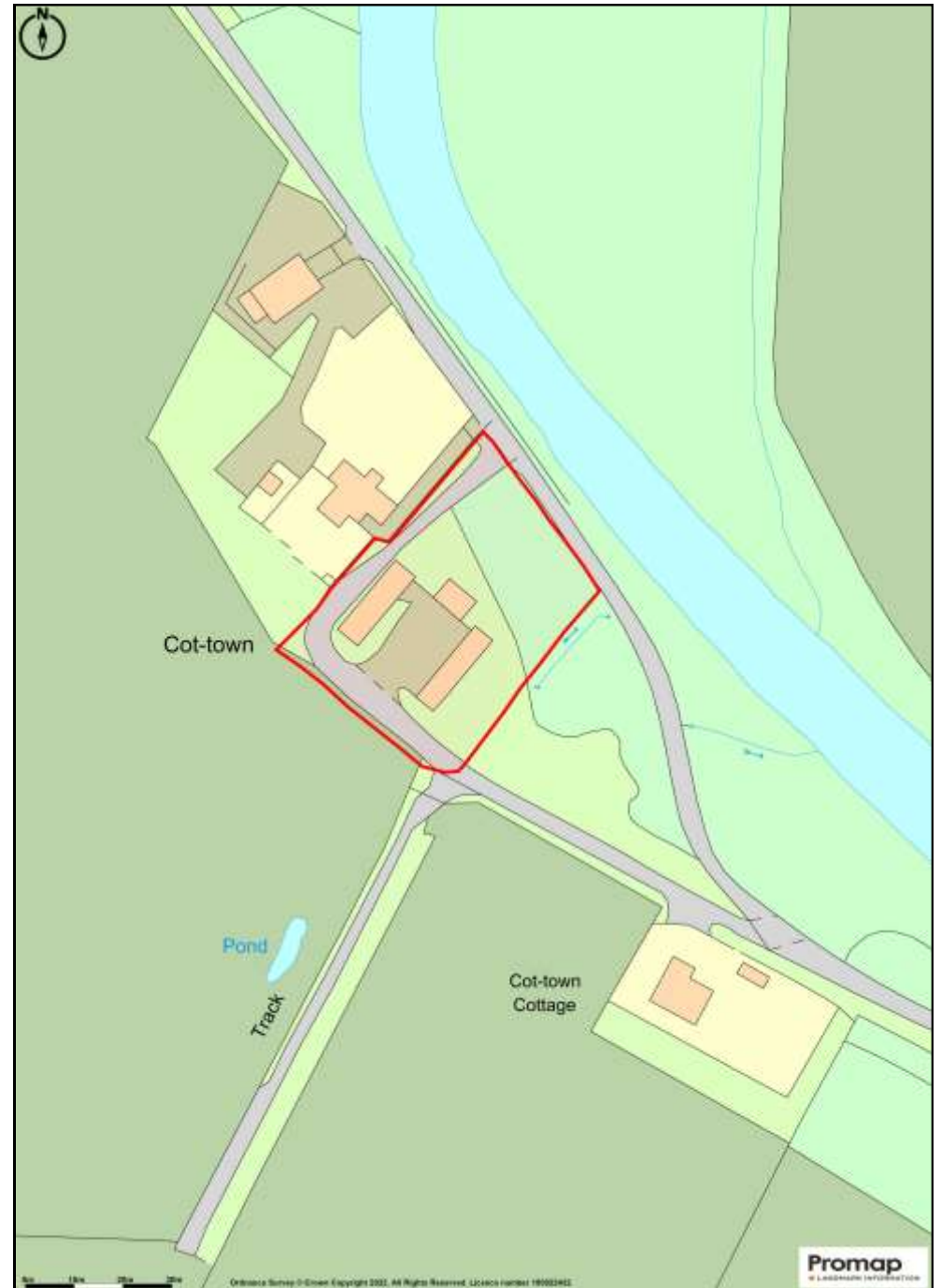
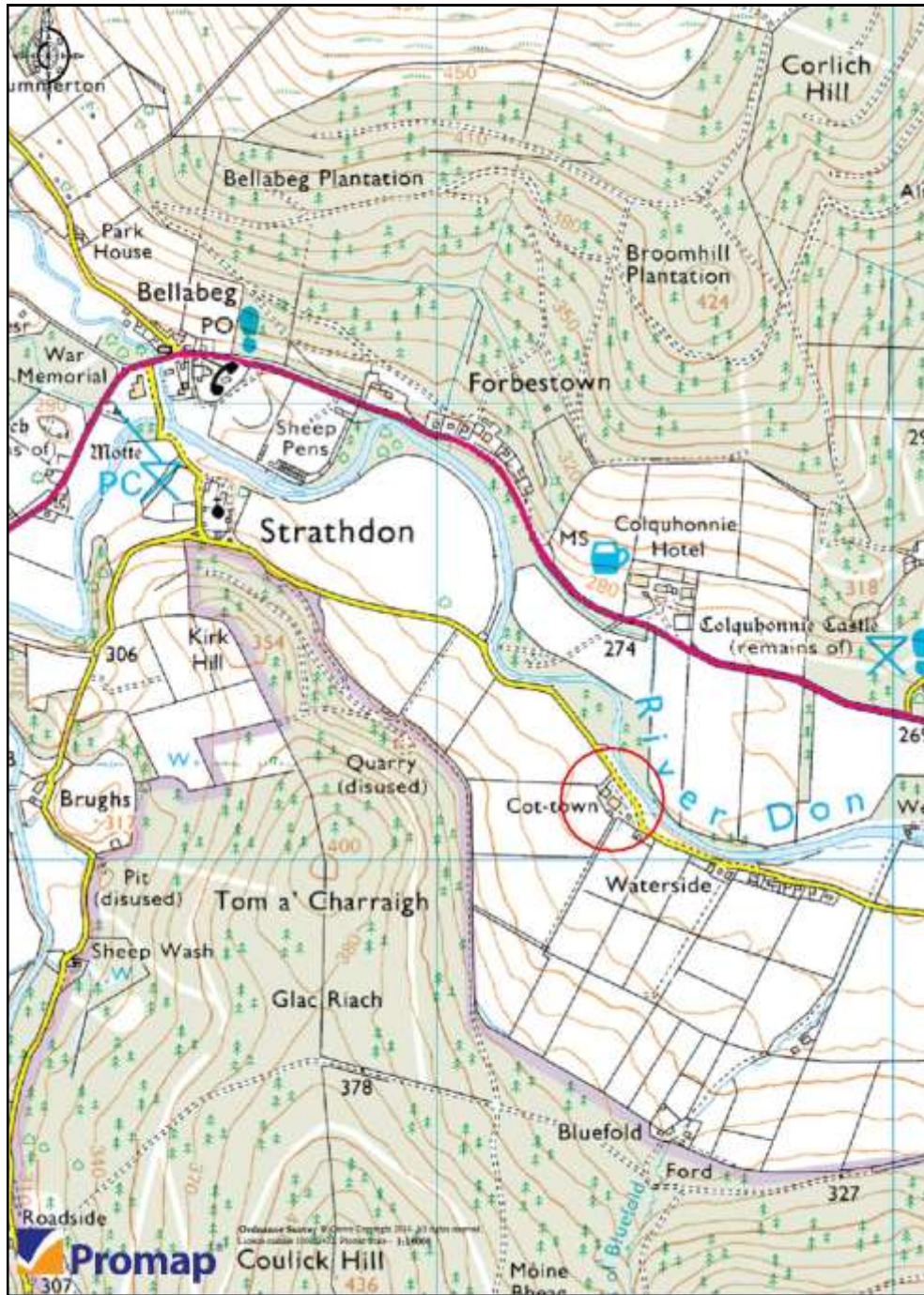
Entry will be available on completion of the legal agreement or earlier by agreement between the parties if required.

### Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road  
Inverurie, AB51 5WA  
Telephone: 01467 621809

### Note

Prospective purchasers should note that unless their interest in the property is intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.



# IMPORTANT NOTICE

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

## STIPULATIONS

### Purchase Price

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest.

### Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and

as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Lotting

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include any property shown in these particulars.

### Generally

Should there be any discrepancy between these particulars, the General Remarks and Information and Stipulations, the latter shall prevail. Offers in Scottish Legal Form should be submitted to the selling agents. However, the seller(s) reserves the right to withdraw the property, or any part of it from the sale.

### Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

### Apportionments

All outgoing shall be apportioned between the sellers and the buyer(s) as at the date of entry.

### Obligations of Purchasers etc.

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

### Title

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

### Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.