

VIDEO  
TOUR



## FORMER STAFF ACCOMMODATION

- > SUITABLE FOR A VARIETY OF USES TO INCLUDE RESIDENTIAL, HOTEL AND CARE HOME, SUBJECT TO PLANNING
- > ATTRACTIVE LANDSCAPED GROUNDS
- > PRICE - UPON APPLICATION
- > SITE AREA APPROXIMATELY 7.28 HECTARES (18 ACRES)



FOR SALE

**STONEWOOD HOUSE, STONEYWOOD, DYCE, ABERDEEN, AB21 9AB**

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## LOCATION

Stoneywood House is located on the periphery of Dyce, a vibrant residential and commercial location within Aberdeen City.

The subject property is 9.7 km (6 miles) north west of Aberdeen city centre and accessed from Stoneywood Terrace which connects to Stoneywood Road (A947). Stoneywood Road joins Pitmedden Road and Wellheads Drive (for Aberdeen International Airport) to the north and the A96 to the south.

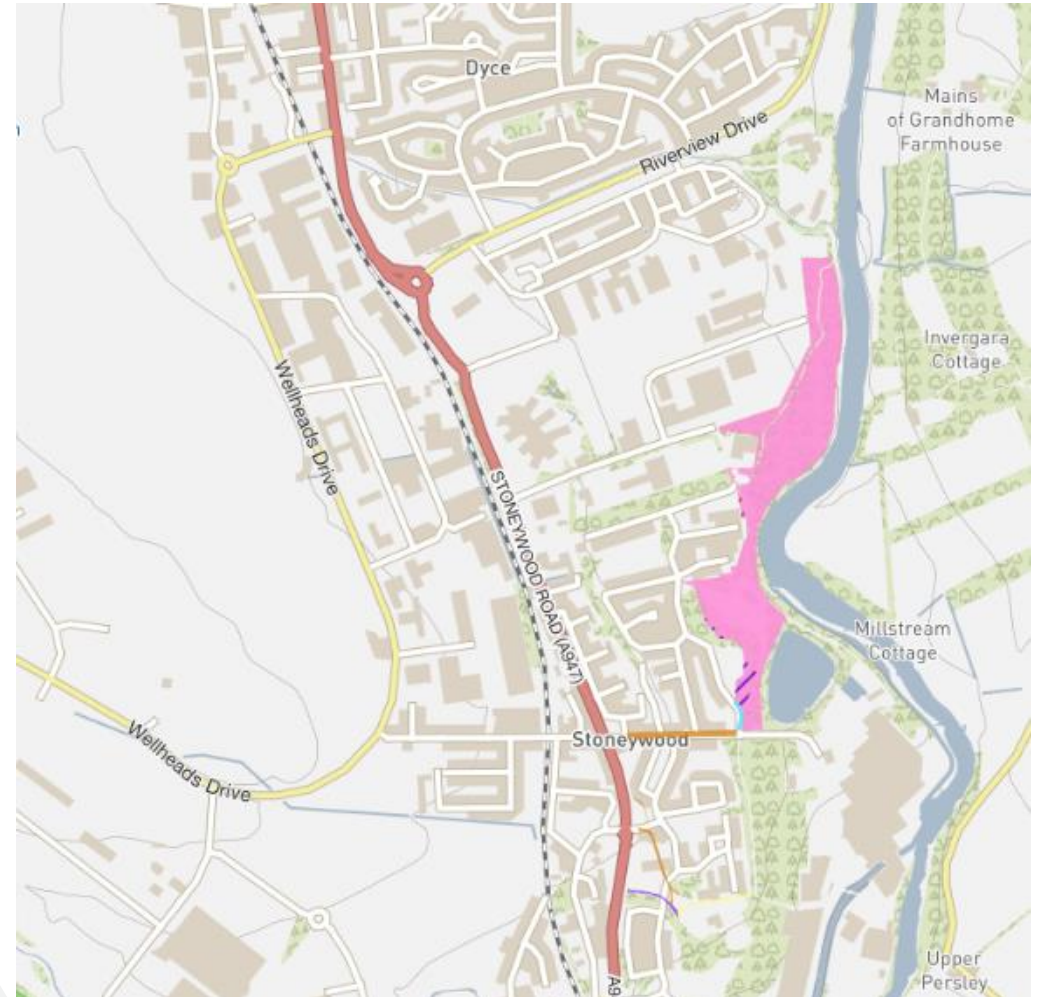
The A96 connects with the A90 which is the main trunk road linking Aberdeen to Inverness in the north and Dundee, Edinburgh and Glasgow in the south. The new Aberdeen Western Peripheral Route (AWPR) passes 4 km (2.5 miles) to the north west of the subject property. Dyce also benefits from a main line railway station approximately 1.6 km (1 mile) to the north of the subject property which provides frequent services to Aberdeen, Perth, Glasgow and London.

Aberdeen International Airport is located approximately 4.8 km (3 miles) to the north west.

## DESCRIPTION

Stoneywood House in a stunning Grade B listed property built in 1850 surrounded by landscaped grounds. The property comprises a granite stone main building with pitched slate roof over four storeys constructed in a Scottish Baronial style. The property also benefits from excellent views over the River Don. Stoneywood House's prime location provides an attractive balance between countryside tranquillity and city connectivity being only a short distance from the A90. Aberdeen International Airport and Dyce Station.

Internally, the building has been sympathetically modernised with many original features retained.



The Gatehouse at the entrance to the site (included in pink area) will be excluded from the sale.

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
<b>Lower Ground Floor</b> (Laundry and Storage)	83.8	902
<b>Ground Floor</b> (Reception, Kitchen and Dining)	457	4,919
<b>First Floor</b> (Bedrooms, Bathrooms and Janitor Room)	329.6	3,548
<b>Second Floor</b> (Bedrooms, Bathroom and Shower Room)	169.4	1,823
<b>TOTAL</b>	<b>1,039.8</b>	<b>11,192</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

**SITE**

The total site area is approximately 7.28 hectares (18 acres).

**SPECIFICATION**

- A prime well secured mansion house suitable for redevelopment
- Attractive Landscaped Site
- Substantial site on the periphery of Dyce
- Only 3 miles from Aberdeen International Airport



**USE:**

The property was previously used as a conference and corporate hospitality facility including guest accommodation.

The premises are considered suitable for a variety of uses to include residential conversion, hotel, care home or similar leisure uses subject to the necessary consents. Interested parties should make their own investigations in this respect.

Further development on the site may be possible subject to obtaining planning consent.

**PRICE**

Upon application

**VAT**

The property has been elected for VAT, however it is anticipated that the sale will be treated as a TOGC.

**RATEABLE VALUE**

The subjects form part of a larger entry and will require to be reassessed upon entry.

**LEGAL COSTS**

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of 'G'.

Further information and a recommendation report is available to seriously interested parties on request

**RIGHT OF ACCESS**

The public have no right of access with regards to the driveway and surrounding landscaped garden areas within the grounds of Stoneywood House.



**For further information or viewing arrangements please contact the sole agents:**

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