

# FOR SALE

## Former Staff Accommodation

Suitable for a variety of uses to include residential, hotel and care home, subject to planning

Planning Submitted For  
Residential Conversion

Site area approximately 7.28  
hectares (18 acres)

Price: Upon Application



WHAT 3 WORDS

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

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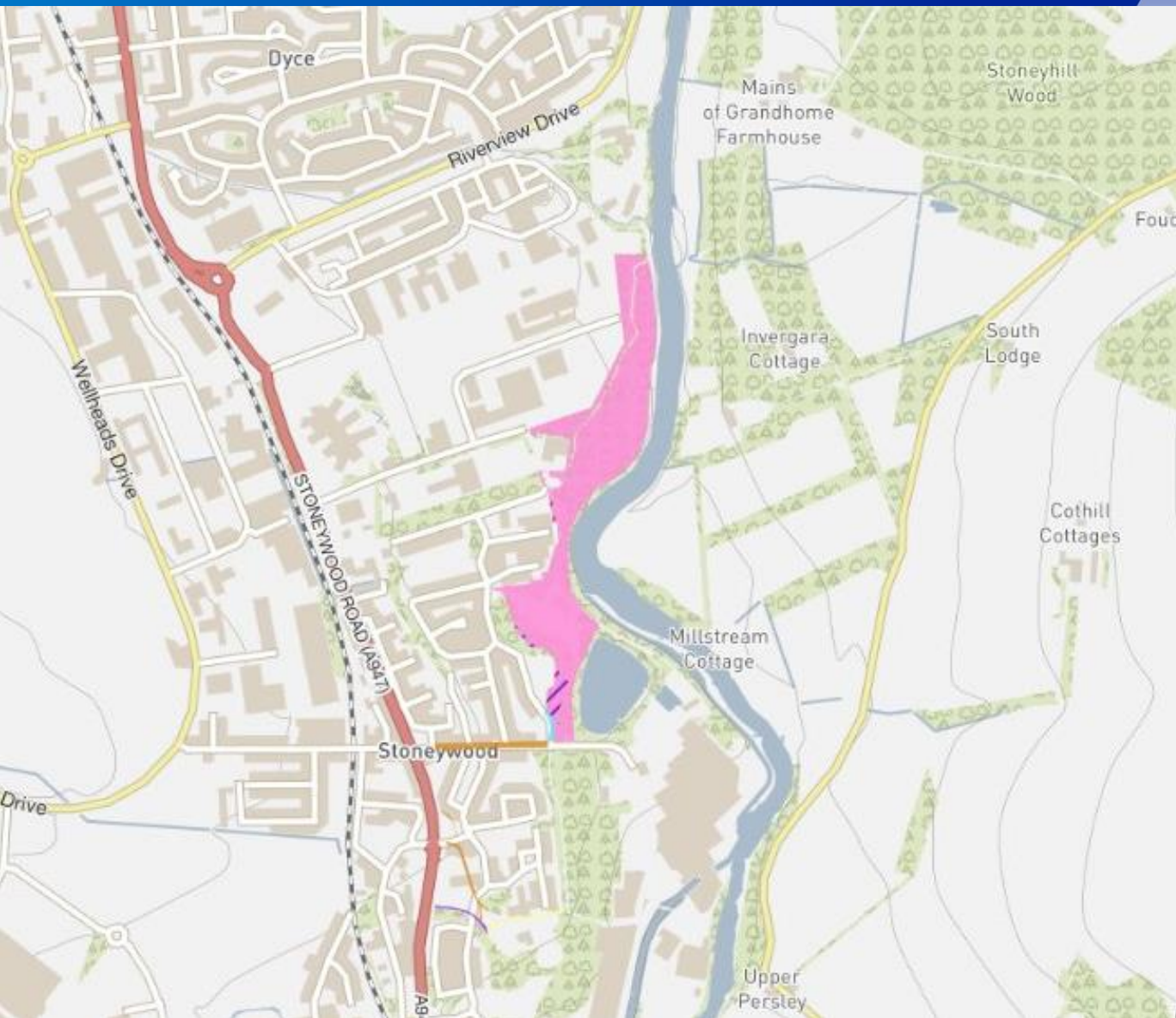






## Location

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



**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 1.6km (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.

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

**Attractive Development  
Opportunity**



FIND ON GOOGLE MAPS



# Description

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



Stoneywood House is 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.

## Accommodation

|   | m <sup>2</sup> | ft <sup>2</sup> |
|---|----------------|-----------------|
| <b>Lower Ground Floor</b><br>(Laundry and Storage)            | 83.8           | 902             |
| <b>Ground Floor</b><br>(Reception, Kitchen and Dining)        | 457            | 4,919           |
| <b>First Floor</b><br>(Bedrooms, Bathrooms and Janitor Room)  | 329.6          | 3,548           |
| <b>Second Floor</b><br>(Bedrooms, Bathrooms, and Shower Room) | 169.4          | 1,823           |
| <b>TOTAL</b>  | <b>1039.8</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 (6th Edition).





# Photographs

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





## Current Use / Alternative 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.

## Planning

A planning application has been submitted for Change of use to form 5 residential apartments, erection of single storey side extension and the erection of 8 dwelling houses with associated access, landscaping and works.

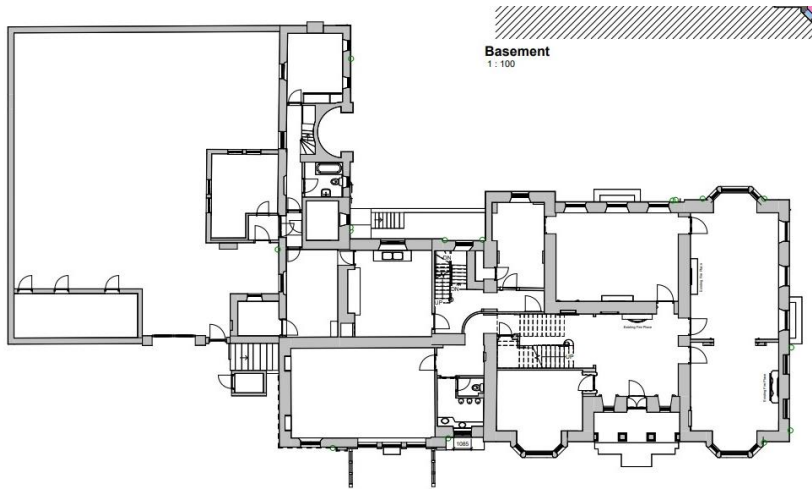
Further details can be found on the Aberdeen City Planning Portal under reference **241406/DPP** or by clicking [here](#)



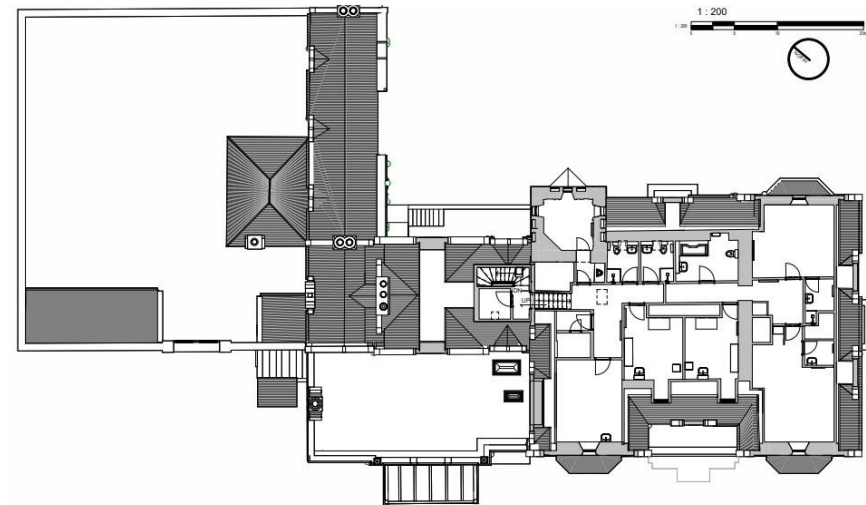


# Floor Plans

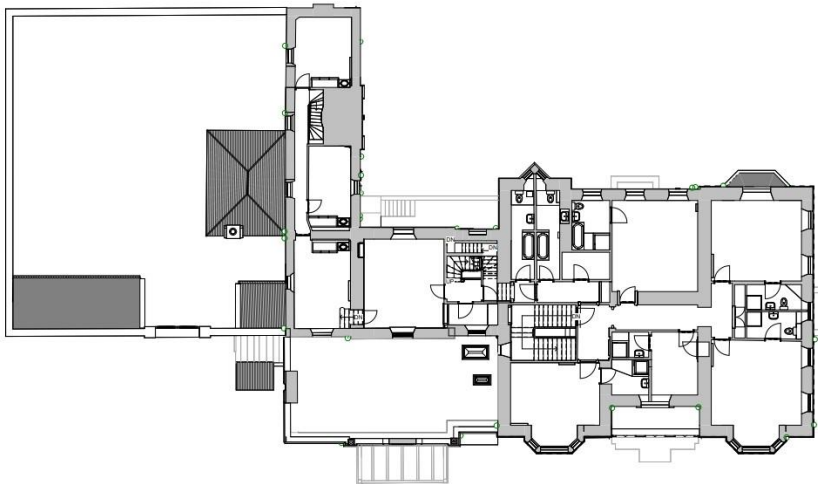
STONEYWOOD HOUSE, STONEYWOOD,  
DYCE, ABERDEEN, AB21 9AB



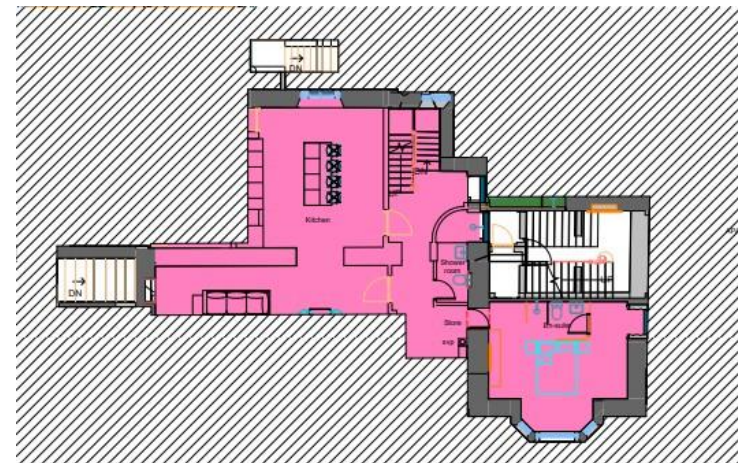
Ground Floor



Second Floor



First Floor



Basement



## The Site

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

## Price

On application.

## Rateable Value

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

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate 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.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser being responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



**Mark McQueen**

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## Shepherd Chartered Surveyors

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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