



Cults Pumping Station,

North Deeside Road, Cults, AB15 9SE

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Introduction

The site at North Deeside Road is currently owned by Scottish Water and formed part of Aberdeen Corporation's water supply infrastructure in the late 19th century. The main granite building was designed by prominent Aberdeen architect William Smith and has an inscribed datestone recording the building's date of construction as 1885.

The pumping station was developed as part of Aberdeen's expansion of its water supply from the River Dee following the major waterworks scheme completed in 1866 which brought water from Cairnton, around 20 miles west of the city. The higher areas of Aberdeen required water to be pumped, and facilities such as the Cults pumping station played a role in that network.



Now a redundant asset of Scottish Water, the site comprises a group of four substantial interconnected buildings that have a total internal floor area of about 530 sqm. Please be aware that all redundant pumping equipment remains within the buildings.

Building 1 is pumping station hall 1 and extending to about 132 sqm

Building 2 is the control room and store extending to about 70 sqm

Building 3 is pumping station hall 2 extending to about 134 sqm

Building 4 is the power generation building extending to about 155 sqm.

Scottish Water will retain servitude rights over the route shown coloured purple on the Disposal plan (the “Servitude Area”) to retain, inspect, maintain, repair, replace and renew the existing water main located on the Property, together with necessary rights of access thereto, which mains pipe will remain in situ and the said Servitude Area will also be burdened with a restriction preventing any buildings/erections to be carried out over the Servitude Area.



The Stand Off Area plan shows an area coloured brown (the “Stand Off Zone”) which does not form part of the Servitude Area and is provided for information purposes only and illustrates the potential area that could be affected in the event of a failure of the retained water main. Prospective purchasers should take account of the existing water mains and its associated risks when considering future development proposals and should satisfy themselves as to the suitability of the Property for their intended use. No additional legal restrictions on the use or development of the Stand Off Zone will be created and it is shown only to highlight to prospective purchaser the potential risk associated with any proposed development of this area considering the proximity to the existing water main.

The site is bounded by a combination of chain link fencing, wooden fencing and stone retaining walls.

PLEASE NOTE: The property is being sold in its current condition and Scottish Water will not consider any Offers which are subject to a Planning Application. Also to be noted is that the transaction will be liable for VAT at 20% of the purchase price.







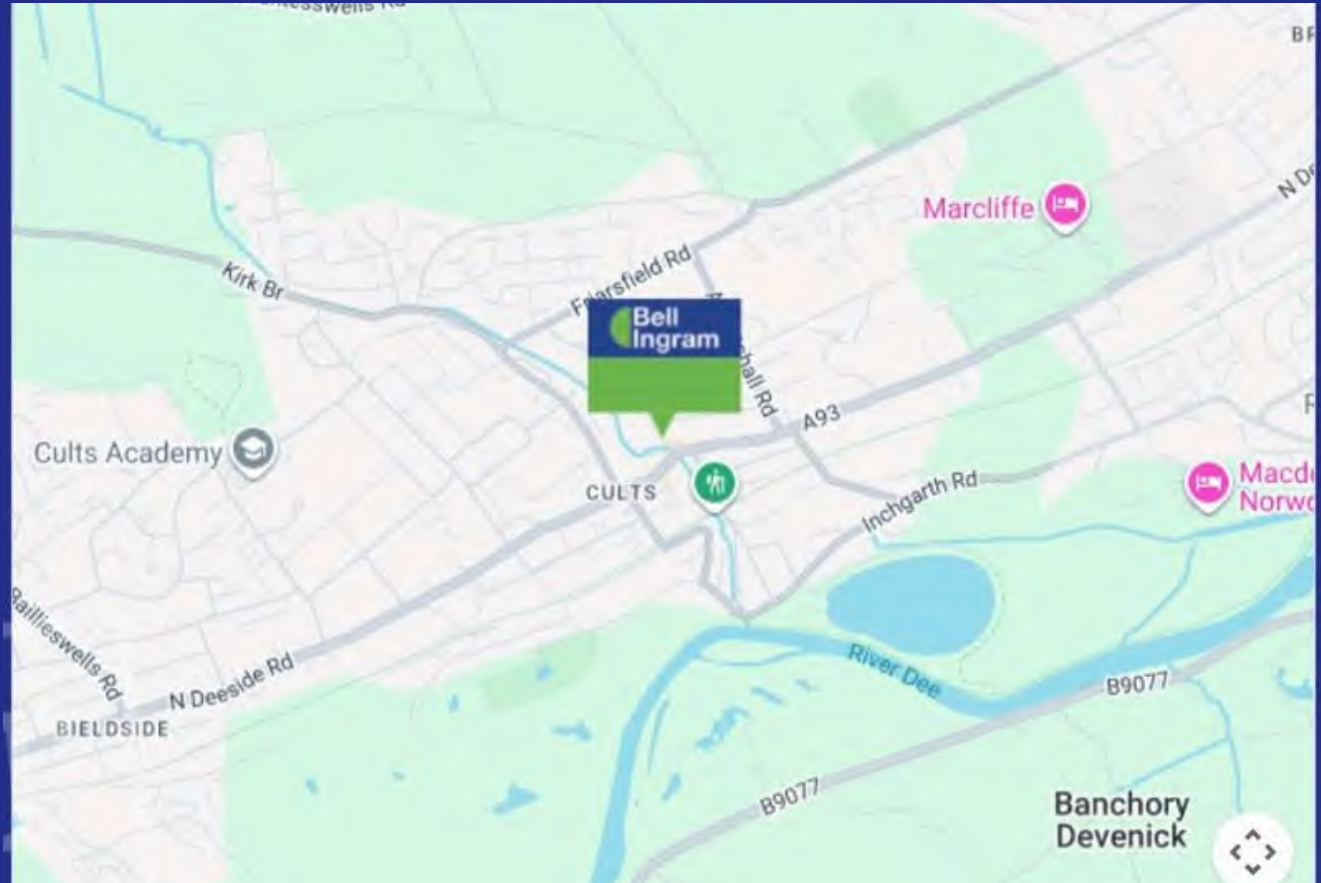
Location

Cults is an attractive residential village on the western edge of Aberdeen, situated on the north bank of the River Dee and often regarded as the eastern gateway to Royal Deeside. Although it now forms part of Aberdeen City, it has retained much of its village character and identity.

Cults offers a range of everyday amenities including local shops, cafés, hotels, sporting facilities and well-regarded schools, making it particularly popular with families and professionals. Allan Park, the Deeside Way and the nearby River Dee provide excellent opportunities for outdoor recreation, walking and cycling. Cults enjoys excellent transport links to Aberdeen city centre, while the surrounding countryside of Royal Deeside is within easy reach.

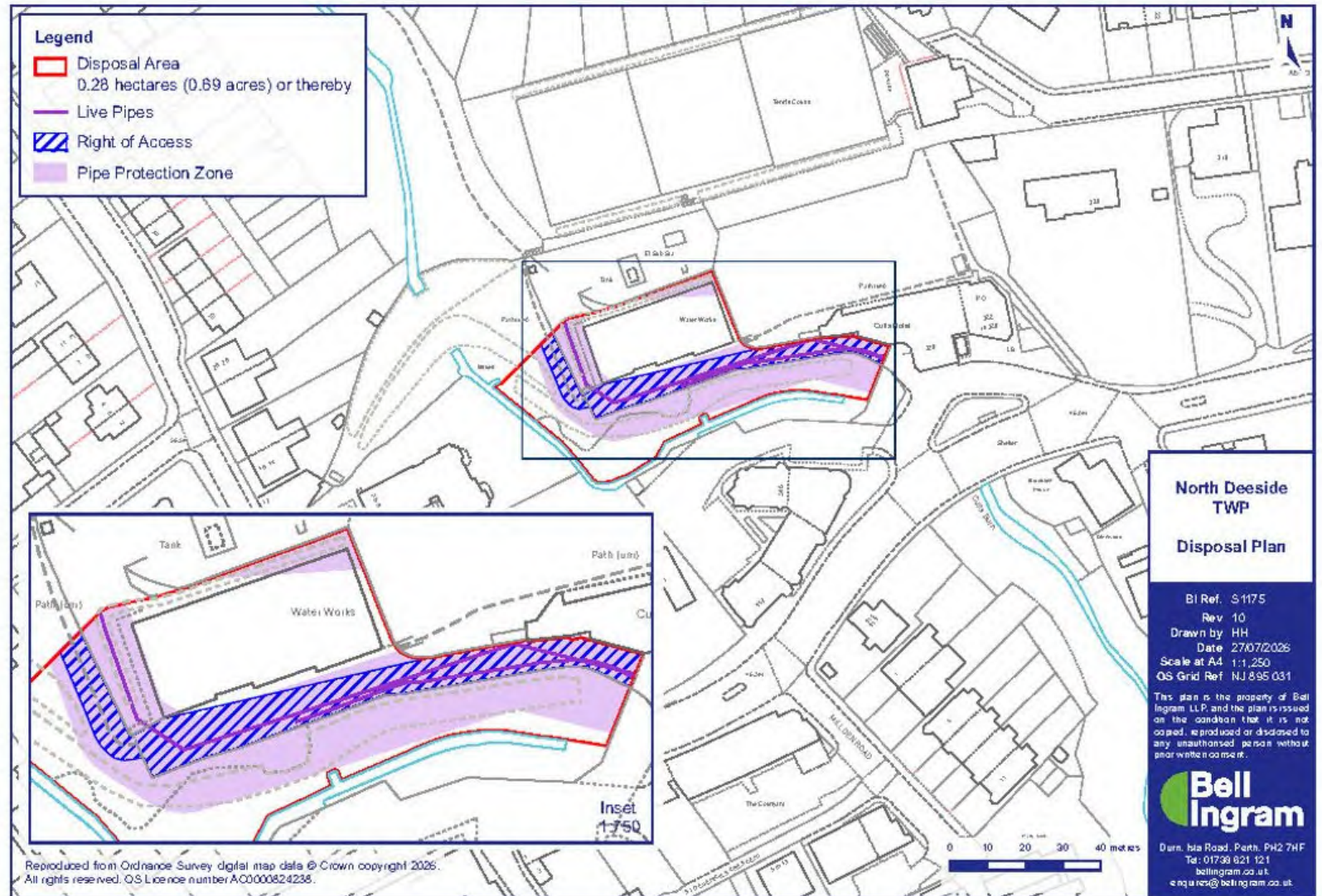
Aberdeen provides an extensive range of amenities, services and leisure facilities. The city centre offers a wide selection of shops, restaurants, cafés, bars and cultural attractions, while retail parks and shopping centres cater for everyday and specialist needs. Aberdeen is also home to two universities, major healthcare facilities including Aberdeen Royal Infirmary, and a variety of sporting and recreational venues.

The city benefits from excellent transport connections, including a mainline railway station, international airport, and the Aberdeen Western Peripheral Route (AWPR) providing direct road links to the wider region.



Plans

About 530 sqm



Details

Local Authority
Aberdeenshire Council

Council Tax
Band = N/A

Tenure
Freehold

EPC

EPC Rating = EXEMPT
Non residential

Services & Additional Information

DIRECTIONS:
From the Aberdeen Western Peripheral Route (AWPR/A90), leave the dual carriageway at the Cleanhill Interchange (A93), signposted for Aberdeen and Royal Deeside. Follow the A93 North Deeside Road east towards Cults for approximately 3 miles. Continue through Milltimber and into Cults village. Look for The Cults Hotel on the left hand side at 328 North Deeside Road and the entrance to the pumping station buildings is to the left of the hotel.

SERVICES
There are no live services to the property currently.

For viewers using the 'what3words' app, the location of the site is: ///unable.waving.foods

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Offers Over £100,000



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