

**Les Waters**  
**Senior Manager, Licensing**  
E-mail: les.waters@orr.gov.uk



Company Secretary  
Network Rail Infrastructure Limited  
1 Eversholt Street  
London  
NW1 2DN

30 June 2020

**Network licence Condition 17 (land disposal): former station house,  
Pitmedden, Dyce, Aberdeenshire**

**Decision**

1. On 28 May 2020, Network Rail gave notice of its intention to dispose of land at the former station house, Pitmedden, Dyce, Aberdeenshire (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were raised.
4. In considering the proposed disposal we note that:
  - there is no evidence that current or future railway operations would be affected adversely;
  - no reasonably foreseeable railway use for the land was identified; and
  - the disposal would facilitate Network Rail’s acquisition of the land rights required to install two permanent safe track maintenance access points.
5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.



6. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,<sup>1</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

7. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

A handwritten signature in blue ink that reads 'Les Waters'.

**Les Waters**

**Duly authorised by the Office of Rail and Road**

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<sup>1</sup> Available from [https://orr.gov.uk/\\_data/assets/pdf\\_file/0007/1996/land-disposal-regulatory-arrangements.pdf](https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf).

# Property Disposal – Specific Consent

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

| 1. Disposal                          |   |                                   |                             |
|--------------------------------------|---|-----------------------------------|-----------------------------|
| Type of disposal                     | Freehold Sale   |                                   |                             |
| Rationale for disposal               | <p>As part of the Aberdeen to Inverness Railway Improvements Project (A2I), Network Rail purchased Pitmedden Station House, a residential dwelling situated north of the former Pitmedden Station which was removed in 1964. This was a strategic acquisition to obtain the required discharge from the owners of the property as they had authorised rights as users of the former Pitmedden Level Crossing. Now that we have secured the required discharge and the crossing has been removed, we have no requirement for the property or access to get to it as it is landlocked by the railway and the neighbouring landowner who has expressed a desire to purchase the property. As part of the A2I Project, we have an agreement to purchase a significant amount of land from the neighbouring landowner as well as the grant of a servitude right of access over his land which will allow us to install two permanent safe maintenance access points. The value of the land we need for the A2I Project is comparable to the value of Pitmedden Station House so on receipt of external approval, the desire is to enter into an excambion agreement, effectively a swap deal, where we will sell the house in return for the land and rights we require.</p> |                                   |                             |
| 2. Clearance                         | Type  | Reference                         | Date                        |
| Clearance Details                    | Business Clearance  | CR/41147 certificate number 50232 | 5 <sup>th</sup> July 2019   |
|                                      | Technical Clearance   | CR/41147 certificate number 50778 | 7 <sup>th</sup> August 2019 |
| 3. Site                              |   |                                   |                             |
| Description of property for disposal | <p>The property is a detached stone and slate traditional build three bedroom cottage with a pitched slate roof. There is an extensive two storey extension to the rear which incorporates part of a flat roof. The property has a small garden to the front and also to the rear which are enclosed by a stone wall boundary. The only access to the property following the removal of Pitmedden Level Crossing is via third party land or directly from the operational railway, however access would not be possible during such time live</p>   |                                   |                             |

|  |   |
|--|---|
|  | services are running on the line.   |
| Attached plans and photographs:<br>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway) | Attached plans and photographs:<br><br>Pitmedden Station House Location Plan<br>Pitmedden Station House Sale Plan<br>Pitmedden Station House Aerial View<br>IMG_0119<br>IMG_0120<br>IMG_0132  |
| Ordnance survey coordinates  | 386427E, 815006N  |
| <b>4. Proposal</b>   |   |
| Proposed party taking disposal   | of Pitmedden Home Farm, Pitmedden, Dyce, AB21 0HB.  |
| Proposed use / scheme  | The property will continue to be used as a residential dwelling.  |
| Access arrangements to / from the disposal land  | Following the removal of Pitmedden Level Crossing there is no longer access to the property. The property is landlocked and can only be accessed over land owned by the adjoining landowner, XX XX XX. Network Rail had approached the landowner to enquire about creating an access to the property but it was made clear that this request would not be accommodated under any circumstances. |
| Replacement rail facilities (if appropriate)   | Not applicable as no rail facilities will be lost by the proposed disposal. The acquisition of this property was instrumental in the removal of Pitmedden Level Crossing and the introduction of the new twin track at this location.   |

|   |   |
|---|---|
| Anticipated rail benefits   | As the site is landlocked and Network Rail has no means of access/egress other than from the operational railway, the disposal of this property will remove a maintenance liability from the network. Furthermore, there is a significant financial benefit in disposing of this property.  |
| Anticipated non-rail benefits   | The disposal will remove a Maintenance liability and will also deliver a significant financial benefit to the business.   |
| <b>5. Timescales</b>  |   |
| Comments on timescales  | We are keen to conclude the sale as quickly as possible, likely timescale for completion will be 8 weeks on receipt of consent to dispose.  |
| <b>6. Railway Related Issues</b>                                      |   |
| History of railway related use  | The property was formerly the Old Pitmedden Station House which closed in 1964. The line was singled between Dyce and Inverurie in 1969 following which the signal box was closed and replaced with barriers at the level crossing in 1973. Pitmedden Station House was sold privately in 1975 to buyers who converted it into a residential dwelling until the sale to Network Rail in January 2019. |
| When last used for railway related purposes                           | The site was last used for railway related purposes in 1964 as above.   |
| Any railway proposals affecting the site since that last relative use | Not applicable  |

|   |  |
|---|--|
| Impact on current railway related proposals   | Now that Pitmedden Level Crossing has been removed and the track redoubled as part of the A2I Project, there are no current railway related proposals for which this disposal would have any impact.   |
| Potential for future railway related use  | As part of the A2I Project in 2018 and 2019, significant engineering works were undertaken between Aberdeen and Inverurie to redouble the track to increase capacity and improve journey times between Aberdeen and Inverness. The purchase of Pitmedden Station House was a strategic acquisition which allowed us to remove the authorised users of Pitmedden Level Crossing to promote removal and allow the double track to be installed at this location. Access to the property was lost following the removal of the level crossing therefore there is not potential for future railway related use. There is also nothing contained within the Scotland Route Study, published July 2016, to suggest there will be any future railway. |
| Any closure or station change or network change related issues  | Now that the line has been redoubled and level crossing removed there are no closure, station change or network change related issues.   |
| Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future | This disposal will not affect any railway related access. To the contrary, the potential deal for disposal of the property to the neighbouring landowner will unlock two additional safe railway access points as, along with the transfer of land required for the A2I Project, servitude rights will be granted to Network Rail by the neighbouring landowner as part of the deal.   |

|  |   |
|--|---|
| <p>Position as regards safety / operational issues on severance of land from railway</p> | <p>The property is already separated from the operational railway by a substantial stoned wall and the proposed sale will have no impact on safety or operations.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p> |
|--|---|

## 7. Planning History and Land Contamination

|   |   |
|---|---|
| <p>Planning permissions / Local Plan allocation (if applicable)</p> | <p>Not applicable.</p>  |
| <p>Contamination / Environmental Issues (if applicable)</p>         | <p>There is no know contamination or environmental issues with the site that we are aware of.</p> |

## 8. Internal Consultation

|                              |   |
|------------------------------|---|
| <p>Internal consultation</p> | <p>Following review of the Scotland Route Study, published July 2016, there was nothing contained within this document that was raised during the internal consultation period.</p> |
|------------------------------|---|

|   |   |
|---|---|
|   | With regards to the business and technical clearance certificates referenced in section 2 and attached to this document, no comments of note were raised during the internal consultation process.  |
| <b>9. Local Authorities</b>             |   |
| Names & Email Addresses:                | Aberdeen City Council Town Planner.   |
| Local Transport Authorities:            | HITRANS –   |
| Other Relevant Local Authorities:       | None  |
| <b>10. Internal approval to consult</b> |   |
| Recommendation:                         | <p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> <li>• recommending that Network Rail consults on the terms of disposal</li> <li>• confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions</li> <li>• confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</li> </ul> |

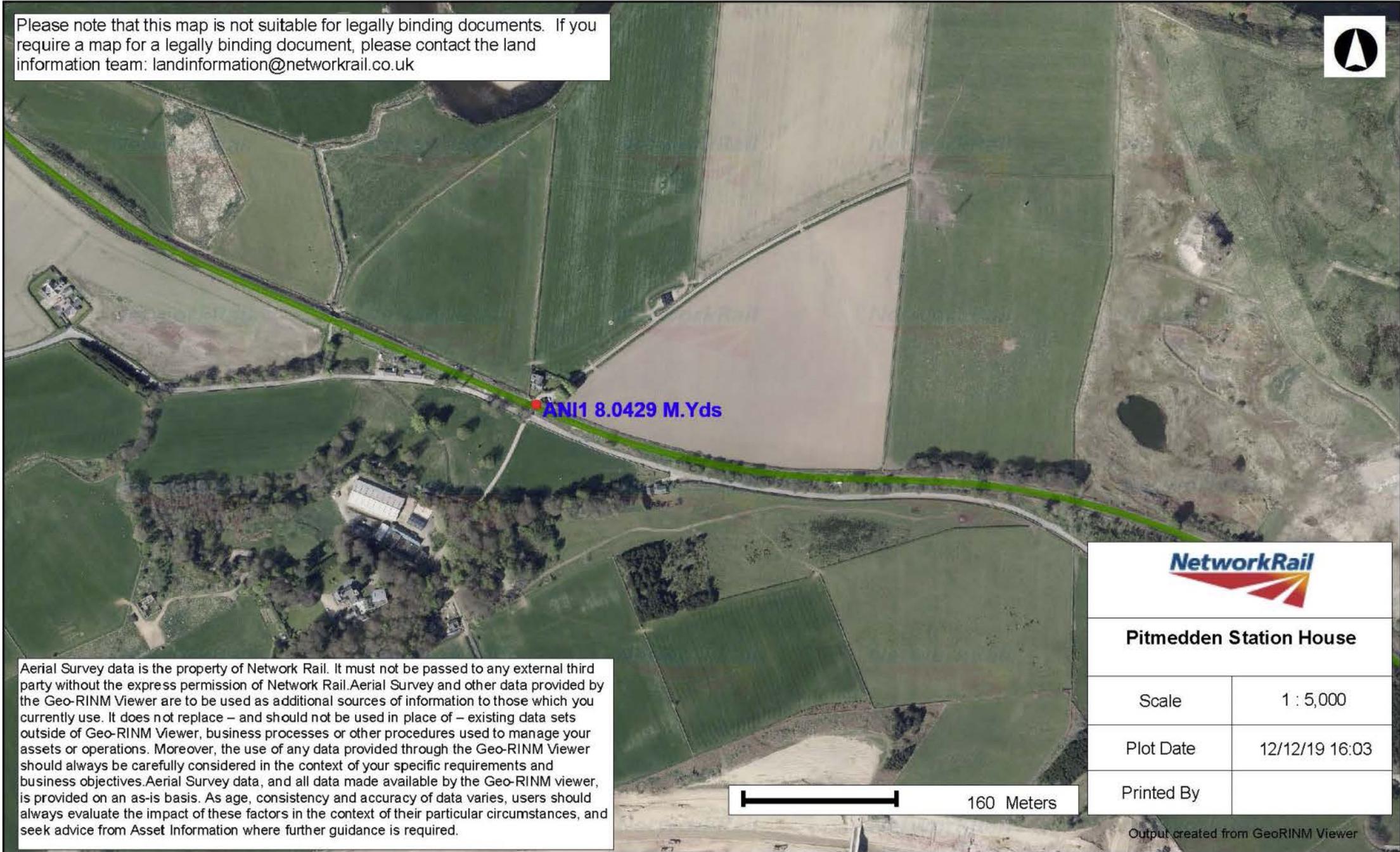
## 11. External Consultation

|  |   |
|--|---|
|  |   |
| <p>Summary of position as regards external consultations</p>   | <p>*[Details given in accompanying consultation report]<br/>           *[Insert details including how we have addressed specific comments of consultees<br/>           *delete/draft as necessary</p>   |
| <p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p> | <p>*[not applicable]<br/>           *[Commentary to be provided as regards:<br/> <ul style="list-style-type: none"> <li>• unresolved objections;</li> <li>• steps undertaken towards seeking resolution;</li> <li>• reasons why it is appropriate for application to be presented to ORR for decision while objections remain unresolved]</li> </ul>           *delete / draft as necessary</p> |

## 12. Internal approval to dispose

|                       |   |  |
|-----------------------|---|--|
| Recommendation:       | Based on the above, I recommend that Network Rail proceeds with the disposal.                             |  |
| Declaration:          | I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions |  |
| Proposer's name:      | Proposer's job title:   |  |
| Signed.....           | Date.....   |  |
| Authorised by (name): | Authoriser's job title:   |  |
| Signed.....           | Date.....   |  |

Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: [landinformation@networkrail.co.uk](mailto:landinformation@networkrail.co.uk)



Aerial Survey data is the property of Network Rail. It must not be passed to any external third party without the express permission of Network Rail. Aerial Survey and other data provided by the Geo-RINM Viewer are to be used as additional sources of information to those which you currently use. It does not replace – and should not be used in place of – existing data sets outside of Geo-RINM Viewer, business processes or other procedures used to manage your assets or operations. Moreover, the use of any data provided through the Geo-RINM Viewer should always be carefully considered in the context of your specific requirements and business objectives. Aerial Survey data, and all data made available by the Geo-RINM viewer, is provided on an as-is basis. As age, consistency and accuracy of data varies, users should always evaluate the impact of these factors in the context of their particular circumstances, and seek advice from Asset Information where further guidance is required.



|                                |                |
|--------------------------------|----------------|
|                                |                |
| <b>Pitmedden Station House</b> |                |
| Scale                          | 1 : 5,000      |
| Plot Date                      | 12/12/19 16:03 |
| Printed By                     |                |

Output created from GeoRINM Viewer

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# Legend

 Sale Area: 703m<sup>2</sup>

## Network Rail Ownership

 Freehold Ownership

 Level Crossing



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Ordnance Survey 0100040692.

Station House

MP 8.25

LC

48.9m

**Landinformation** 

**PITMEDDEN  
SALE PLAN**

Coordinates  **386427E 815006N**

Date:  
18 Jun 2020

Drawn By:  
JJ



Drawing No:  
7481170

Rev:

Scale:  
1:500 @ A4











Have you  
lowered  
the  
barriers?

# CONSULTATION REPORT

relating to

## PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Former Pitmedden Station House, Pitmedden. As part of the Aberdeen to Inverness project Network Rail purchased this property. Following removal of the adjacent crossing there is no access to the property and it is proposed that we sell the property to the adjacent landowner.

We have consulted in relation to this evaluation, and summarise the results of this as follows:

Summary of position regarding responses:

The full list of external consultees is set out below:

| No. | External party (name)            | Contact name, email address and telephone | Whether response received (y/n) | Date of response | Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report | Comments (e.g. as regards endeavours to obtain response where none given) |
|-----|----------------------------------|---|---------------------------------|------------------|---|---|
| 1   | Transport Scotland               |   | Y                               | 16/1/2020        | No objections   |   |
| 2   | Transport for the North          |   | Y                               | 21/1/2020        | No objections   |   |
| 3   | Arriva Trains Cross Country      |   | Y                               | 30/12/2019       | No comment  |   |
| 4   | Caledonian Sleeper               |   | Y                               |                  | No objection /comments  | Reminder sent 05/02/2020  |
| 5   | C2c Rail Limited                 |   | Y                               | 24/12/2019       | No objection  |   |
| 6   | Chiltern Railway Company Limited |   | Y                               | 10/01/2020       | No comment  |   |
| 7   | Eurostar International Limited   |   | Y                               | 23/12/2019       | No comment  |   |

|    |   |  |   |            |               |   |
|----|---|--|---|------------|---------------|---|
| 8  | Great Western Railway                                 |  | Y | 23/12/2019 | No objection  |   |
| 9  | Scotrail Limited                                      |  | Y | 18/06/2020 | No objections |   |
| 10 | Grand Central Railway Company                         |  | N |            | No response   | Request sent 23/12/2019, reminder sent 05/02/2020 |
| 11 | London & South Eastern Railway Limited (Southeastern) |  | Y | 24/12/2019 | No comments   |   |
| 12 | Merseyrail Electrics 2002 Limited                     |  | Y | 05/02/2020 | No objections |   |
| 13 | Northern Rail Limited                                 |  | Y |            | No objection  | Request sent 23/12/2019, reminder sent 05/02/2020 |
| 14 | Virgin West Coast Trains Limited                      |  | N |            | No response   | Request sent 23/12/2019, reminder sent 05/02/2020 |
| 15 | Virgin Trains   |  | N |            | No response   | Request sent 23/12/2019, reminder sent 05/02/2020 |
| 16 | Colas Rail Limited                                    |  | Y | 07/01/2020 | No comments   |   |
| 17 | Direct Rail Services Limited                          |  | Y | 10/01/2020 | No comments   |   |
| 18 | DB Cargo UK Ltd. (Formerly DB Schenker)               |  | N |            | No response   | Request sent 23/12/2019, reminder sent 05/02/2020 |

|    |   |  |   |            |                       |   |
|----|---|--|---|------------|-----------------------|---|
| 19 | Freight Transport Association                 |  | Y | 28/01/2020 | No comment            |   |
| 20 | Freightliner Limited                          |  | Y | 06/02/2020 | No comment            |   |
| 21 | GB Railfreight Limited                        |  | Y | 24/12/2019 | No issues             |   |
| 22 | Rail Freight Group                            |  | Y | 05/12/2019 | OK                    |   |
| 23 | West Coast Railway Company                    |  | N |            | No response           | Request sent 23/12/2019, reminder sent 05/02/2020 |
| 24 | W.H. Malcolm                                  |  | Y | 13/01/2020 | No objections         |   |
| 25 | British Transport Police                      |  | Y | 22/01/2020 | No objections         |   |
| 26 | Transport Focus (formerly Passenger Focus)    |  | Y | 24/12/2019 | No objection          |   |
| 27 | Scottish Council for Development and Industry |  | Y | 24/12/2019 | No comments           |   |
| 28 | Aberdeenshire Council                         |  | Y | 04/06/2020 | Not within their area |   |
| 29 | Aberdeen City Council                         |  | Y | 18/06/2020 | No comments           |   |

Copies of responses are given in Annex 1 of this report, as indicated above

A copy of the consultation request (before customisation for any individuals) and reminder is given in Annex 2.

## Annex 1

### 1. Transport Scotland

On 16 Jan 2020, at 11:29, wrote:

I don't think we responded to this one, TS has no objections.

Head of Operations & Technical  
Rail Directorate  
Transport Scotland, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Transport Scotland, the national transport agency  
*Còmhhdhail Alba, buidheann nàiseanta na còmhhdhail*

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### 2. Transport for the North

**From:**

**Sent:** 21 January 2020 16:51

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN  
STATION HOUSE \*\*RESPONSE REQUIRED\*\*

Apologies yes it was for Pitmedden.

Regards

**Strategic Transport Planner**

Transport for the North  
Ground Floor, West Gate, 6 Grace Street, Leeds, LS1 2RP  
[www.transportforthenorth.com](http://www.transportforthenorth.com)

Hi

TfN has no objection to this disposal.  
Regards  
**Strategic Transport Planner**

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### **3. Arriva Trains Cross Country**

**From:**  
**Sent:** 30 December 2019 11:16  
**To:**  
**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN  
STATION HOUSE \*\*RESPONSE REQUIRED\*\*

XC Trains Ltd has no comment on this proposed disposal.  
Regards

Station Contracts Manager CrossCountry

Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

Buy train tickets online at [crosscountrytrains.co.uk](https://www.crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website

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**4. Caledonian Sleeper**

**From:**

**Sent:** 15 January 2020 17:08

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

Hello

No objection / comments from Serco Caledonian Sleeper

Regards,



**Operations** | C&G Systems Ltd

mobile:

site:



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**5. C2C Rail Limited**

**From:**

**Sent:** 24 December 2019 09:06

**To:**

**Subject:** Re: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

Good morning

No objection from c2c for this proposal.

**Regards**

**Reactive Works Manager**

2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR



W:[www.c2c-online.co.uk](http://www.c2c-online.co.uk)



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## 6. Chiltern Rail Company Limited

**From:**

**Sent:** 10 January 2020 16:28

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

Hi

No comment.

Kind Regards,

Regulatory Contracts Manager  
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ07971 305782

[www.chilternrailways.co.uk](http://www.chilternrailways.co.uk)

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## 7. Eurostar International Limited

**From:**

**Sent:** 23 December 2019 16:04

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

No comment from EIL,

Thanks

**PA to Chairman and to Company Secretary**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

**eurostar.com**

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## 8. Great Western Railway

**From:**

**Sent:** 23 December 2019 16:55

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

And no objection for this either thank you

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

First Greater Western Limited | Registered in England and Wales number 05113733  
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

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**9. Scotrail Limited**

**From:** >

**Sent:** 18 June 2020 11:15

**To:**

**Subject:** RE: Consultation on proposed disposal Pitmedden Station House, Pitmedden, Dyce,

Thanks you for your email and I can confirm no objection.

Kind regards

**Portfolio Manager**

Atrium Court, [50 Waterloo St, Glasgow, G2 6HQ](#).



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**10. Grand Central Railway Company**

No response

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–

**11. London & South Eastern Railway Limited (Southeastern)**

On 24 Dec 2019, at 13:25, wrote:

Good afternoon

Thank you for the opportunity to review the below.  
Southeastern has no comments on this proposal.

Kind regards,

Commercial Manager

[southeasternrailway.co.uk](http://southeasternrailway.co.uk)

**southeastern**

Floor 2

Four More London Riverside

London, SE1 2AU

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**12. Mersey Electrics 2002 Limited****From:****Sent:** 05 February 2020 12:58**To: Subject:** RE: Consultation on proposed disposal Pitmedden Station House, Pitmedden, Dyce,

We have no objections thanks

**Legal & Contract Assistant  
Merseyrail**

|       |  |
|-------|--|
| Tel   |  |
| Mob   |  |
| Email |  |
| Web   | <a href="http://www.merseyrail.org">www.merseyrail.org</a> |

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**13. Northern Rail Limited****From:****Sent:** 03 March 2020 11:37**To:****Subject:** RE: Update following consultation- ORR LC17 Submission, Former Pitmedden Station House, Pitmedden, Aberdeenshire

Northern have no objection to the below proposal.

Thanks,

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–

**14. Virgin West Coast Trains Limited**

No response

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–

**15. Virgin Trains**

No response

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–

**16. Colas Rail Limited**

**From:**

**Sent:** 07 January 2020 14:18

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

– no comments.

Many thanks,



Property Manager

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**COLAS RAIL LTD**

3<sup>rd</sup> Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

[www.colasrail.co.uk](http://www.colasrail.co.uk)

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**17. Direct Rail Services Limited**

**From:**

**Sent:** 10 January 2020 09:18

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE **\*\*RESPONSE REQUIRED\*\***

Hi

DRS have no comments.

Best Regards,

**Procurement Assistant**

**Direct Rail Services Ltd**

Regents Court

Baron Way

Carlisle

CA6 4SJ

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**18. DB Cargo UK Ltd (Formerly DB Schenker)**

No response

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**19. Freight Transport Association**

**From:**

**Sent:** 28 January 2020 11:51

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

Dear

The FTA does not have a comment on this particular proposal.

Best wishes,

**Policy Manager  
Freight Transport Association**

[www.fta.co.uk](http://www.fta.co.uk)

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**20. Freightliner Limited**

**From:**

**Sent:** 06 February 2020 09:49

**To:**

**Subject:** RE: Consultation on proposed disposal Pitmedden Station House, Pitmedden, Dyce,

No comment.

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**21. GB Railfreight Limited**

**From:**

**Sent:** 24 December 2019 09:40

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE **\*\*RESPONSE REQUIRED\*\***

No issues from GBRf.  
Regards,

Head of Capacity Planning,  
GB Railfreight Ltd,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.

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**22. Rail Freight Group**

**From:**

**Sent:** 05 January 2020 14:45

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE **\*\*RESPONSE REQUIRED\*\***

Ok with RFG

Director General  
*Rail Freight Group*  
7 Bury Place  
London  
WC1A 2LA  
[www.rfg.org.uk](http://www.rfg.org.uk)

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**23. West Coast Railway Company**

No response

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**24. W.H Malcolm**

**From:**

**Sent:** 13 January 2020 13:10

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

No objections.

Regards

**Business & Estate Manager | W H Malcolm Ltd**

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

**Web:** [www.malcolmgroup.co.uk](http://www.malcolmgroup.co.uk) | [Malcolm Group on LinkedIn](#)

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## 25. British Transport Police

**To:**

**Cc:**

**Subject:** Pitmedden Station Road

Good Morning.

With regards to the subject I was tasked to review the Land Disposal of the subject

**Pitmedden Station House**

Pitmedden Road

Dyce

Aberdeenshire

AB21 0HB

- **Network Rail ref:- CR/41147 (Certificate No 50232) (Technical Certificate No 50778)**

- **British Transport Police Ref: DOCU-2020-0012 refers**

About 1100hrs on Tuesday 21<sup>st</sup> January 2020 I attended at the subject location and observed the property known as: Pitmedden Station House. Due the process of the upgrade of the Aberdeen to Inverness route Network Rail Project A21: **Line Engineers Ref ANI 1 (SC195)** the section of track which this property lies was subject to double track work and subsequently the former usage is now no longer required.

The area where this property is located is rural agricultural land and access to the property is now by way off Pitmedden Road under a Rail over Road Bridge (293/046).

The fence line on all aspects of the railway consists of 1.4 Apollo Post Wire topped with a strand of barbed wire which is commensurate with the risk regarding the track not having any overhead electrification. **(Image 7)**

The boundary wall / fence line to the front of the property is also 1.4mt high. There is a newly constructed fence of Post and Wooden Spar construction **(Image 63)**

**Recommendation**

The wooden fence to the front of the property (**Image 4**) gives me some concerns in that it is very close to the railway and is easy to climb, as such the risk of trespass and subsequent disruption to the railway is a consideration for me particularly if children were occupants of the property.

As such even if this existing fence was reinforced by Weld Mesh on the property side this would substantially reduce this risk.

**I otherwise have No objections to the disposal of this property.**

Thanks

Designing Out Crime Officer,  
Designing Out Crime Unit  
British Transport Police, D-Division, 90 Cowcaddens Road, Glasgow. G4 0LU  
[www.btp.police.uk](http://www.btp.police.uk)

Unless otherwise stated above, this e-mail is considered "OFFICIAL"

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## 26. Transport Focus (formerly Passenger Focus)

**From:**

**Sent:** 24 December 2019 09:26

**To:**

**Subject:** Re: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\* 2712b20

Thank you for sending Transport Focus details of the proposed disposal of land near Dyce. They note that:

as part of the re-doubling of the railway between Aberdeen and Inverurie, Pitmedden Station House was bought;

its purchase allowed the level crossing at the site of Pitmedden station to be closed;

the Railway has no further use for the property, and the owner of the adjacent land, will not allow access for a third party;

however, in exchange for the property, is willing to grant some land, and access, to Network Rail for two new maintenance access points; the exchange is expected to be complete eight weeks after consent to the disposal has been granted.

The removal of the property from NR's responsibilities, and the two new safe access points, appear to Transport Focus to be justification for the disposal; Transport Focus has no objection.

Regards,

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**27. Scottish Council for Development and Industry**

**To:**

**Subject:** Re: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE \*\*RESPONSE REQUIRED\*\*

Dear

Thanks. We have no comments to make on this one.

Regards,

Sent from my iPhone

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**28. Aberdeenshire Council**      **From** > **On Behalf Of** Formartine Roads  
**Sent:** 04 June 2020 12:18  
**To:**  
**Subject:** FW: Roads Query - 4244496

Good afternoon,

According to the map below Pitmedden Station House is in fact in Aberdeen City.

Regards

Technical Assistant  
Formartine Area Office,  
29 Bridge Street  
Ellon  
AB41 9AA

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**29. Aberdeen City Council**

**From**  
**Sent:** 18 June 2020 10:50  
**To:**  
**Subject:** RE: Proposed disposal of former Pitmedden Station House

Hi

Thank you for your email regarding the disposal of Pitmedden Station House.

I can confirm that Aberdeen City Council in its role as planning authority do not have any comments to make on the proposed disposal.

Regards



| Senior Planner

Aberdeen City Council | Development Management | Strategic Place Planning  
| Place  
Marischal College | Ground Floor North | Broad Street | Aberdeen | AB10 1AB

Direct Dial:

[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk) | Twitter: @AberdeenCC |  
Facebook.com/AberdeenCC

## Annex 2

### Emails sent to stakeholders

**From:**

**Sent:** 23 December 2019 16:00

**To:**

**Subject:** SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE **\*\*RESPONSE REQUIRED\*\***

Dear Consultee,

We are currently seeking views of relevant parties on our proposed disposal of PITMEDDEN STATION HOUSE by way of a Freehold Sale.

We attach a draft application form which together with the related plan(s), explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **31<sup>st</sup> January 2020**.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours sincerely,

Property Services Surveyor– Scotland Route  
Network Rail Property  
3<sup>rd</sup> Floor, 151 St Vincent Street,  
Glasgow  
G2 5NW

**From:**

**Sent:** 05 February 2020 12:32

**To:**

**Subject:** Consultation on proposed disposal Pitmedden Station House, Pitmedden, Dyce,

Good afternoon,

I previously forwarded the undernoted email requesting any comments which you may have on our proposal to dispose of Pitmedden Station House.

Can you please advise me of your views on the project as soon as possible as we would like to submit an application for approval to Office of Rail and Road.

If you have any queries to enable you to respond please let me know.

Kind regards,

Property Services Surveyor– Scotland Route  
Network Rail Property  
3<sup>rd</sup> Floor, 151 St Vincent Street,  
Glasgow  
G2 5NW

**From:**

**Sent:** 21 February 2020 14:00

**To: Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN STATION HOUSE  
**\*\*RESPONSE REQUIRED\*\***

Good afternoon,

I refer to previous correspondence a copy of which is attached.

As the consultation period has expired it is our intention to now proceed with the submission of our application to the ORR.

If you do have any comments to make can you please contact me no later than Wednesday, 26<sup>th</sup> February otherwise I will assume that you have no objections.

Kind regards,



Property Services Surveyor  
Network Rail Property (Scotland)

151 St. Vincent Street, Glasgow