



Conversion Opportunity
CORSE COMMUNITY CENTRE

Corse, Huntly, AB54 6ET

- Site Area – 800sq.m. (8,611sq.ft.)
- Internal Floor Area – 128sq.m.
(1,378sq.ft.)

OFFERS OVER £35,000

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

CORSE COMMUNITY CENTRE

Corse, Huntly, AB54 6ET



Location:

The Property is in Corse, which is a quiet, rural community in Aberdeenshire. It is bounded on the north by the former Corse schoolhouse, on the east by a modern residential dwelling, on the south by an adopted road, and on the west by an adopted road.

Corse is approximately 6 miles east of the town of Huntly. Huntly has a population around 4,500 and is 35 miles northwest of Aberdeen on the A96. Huntly benefits from a railway station on the main railway line connecting Aberdeen and Inverness.

Huntly has a good selection of local retail and community facilities and has secondary and primary schools. The closest primary school to the Property is Drumblade school, approximately 2 miles to the west.



Description:

The Property was originally Corse primary school and is attached to the former schoolhouse. Internally it contains a large hall/classroom, kitchen, toilet, and entrance vestibule. The building is of stone construction with a roughcast external render. The roof is pitched with a slate covering. The internal floors are timber with a vinyl covering in the kitchen, wc, and entrance vestibule. The walls are plastered and painted with wood panelling at lower levels. The ceilings are plastered and painted and there is ceiling mounted fluorescent lighting.

There is an external store/pump house and an external open fronted storage building. The site extends to approximately 800m² and is enclosed by a stone boundary wall.

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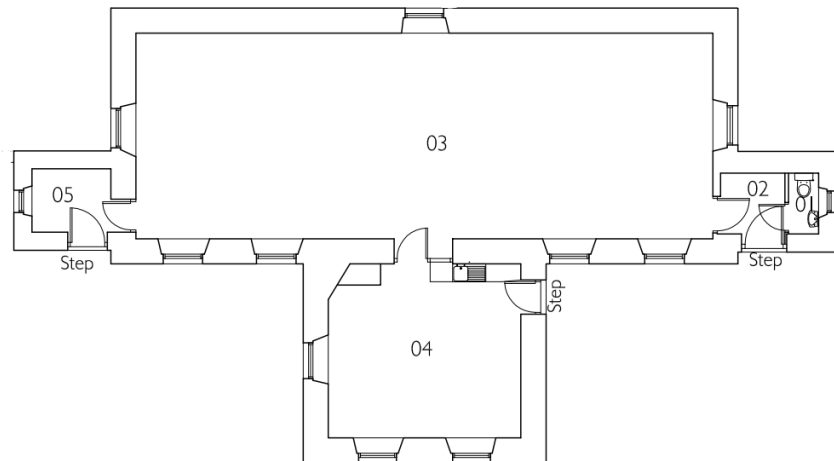
Internal Floor Area:

Main Building

wc (1)	1.43m ²
Lobby (2)	3.48m ²
Hall (3)	93.03m ²
Kitchen (4)	25.59m ²
Entry Vestibule (5)	4.70m ²
Total	128.83m ²

External Buildings

Store/Pump House	27.75m ²
Open Fronted Store	10.12m ²



Services:

There is electric heating and water is from a private well in the grounds of 'Watchmount' to the east. There is a servitude agreement permitting the Property to draw water from the well.

Drainage is to a septic tank and there is a servitude agreement with the landowner for use of the septic tank. There is currently no expressed legal agreement to use the drainage pipe that connects the Property to the septic tank.

Access:

Access is from the adopted road at the front of the property.

There is an existing servitude agreement benefitting the adjoining Schoolhouse that permits pedestrian and vehicular access to and egress from the Schoolhouse across ground at the front of the Property.

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EPC:

The Property has an EPC rating of G.

Rating:

Rateable value of £4,600 with effect from 01/04/2023.

Planning:

The Property has planning consent for the former use as a community hall (Use Class 11). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team:

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers in excess of £35,000 are invited.

VAT:

Sale will be exempt from VAT.

Land and Buildings Transaction Tax (LBTT):

The purchaser will be liable for an applicable LBTT and registration dues.

Legal Costs:

Both parties will be responsible for their respective legal costs.

Date of Entry:

To be agreed, upon conclusion of legal formalities.

Viewing Arrangements/Offers:

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

Estates Admin: 01467 469261

Email: Estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB or Tel: 01467 469261. In the event of a closing date being set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal form. The Council is not bound to accept the highest or indeed any offer.

Viewing Arrangements:

To arrange a viewing please contact:

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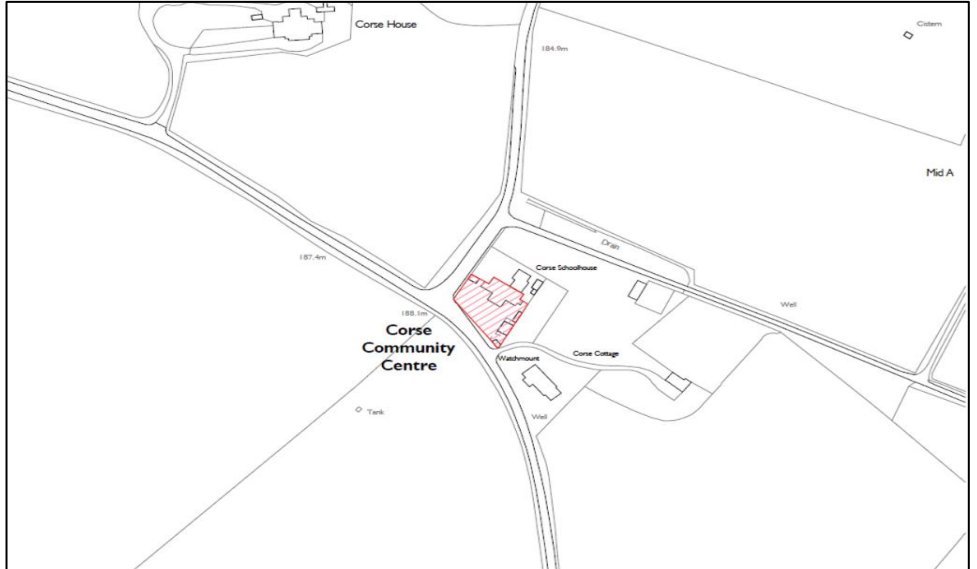
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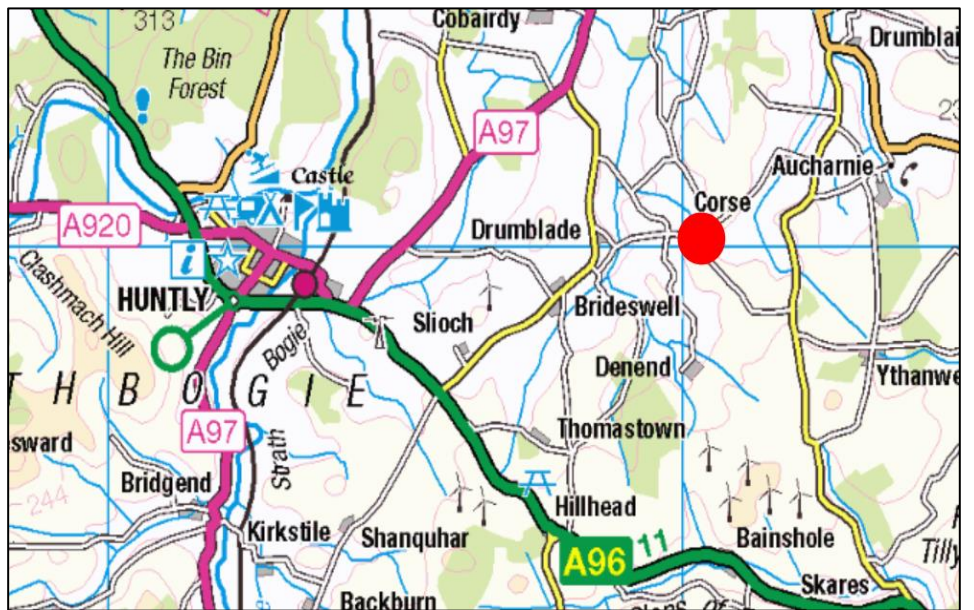
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Site Plan:



Location Plan:



CorsweAberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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