

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

Renovation Opportunity
Maryculter East School
Blairs, Aberdeen
AB12 5YT

- Possible conversion to residential dwelling subject to planning
- Offers in excess of £70,000 are invited

Viewing Arrangements

To view the property or for further information please contact:

Ayo Lawal

01467 539356

ayodeji.lawal@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property



Location:

Maryculter village and Blairs are located within Lower Deeside, Aberdeenshire. They lie 2.5 miles southwest of Peterculter across the River Dee and approximately 9 miles southwest of Aberdeen City Centre. The B979 road runs through the village. The property is situated at Hill of Blairs. By travelling from Aberdeen, it is south of the B9077, adjacent to the minor C5K road to the east of Kirkton of Maryculter and west of Auchlunies.

The property is in a pleasant, rural setting but within easy reach of Aberdeen City Centre. There are good local amenities a few minutes' drive away in Peterculter and Cults. Peterculter offers a wide range of leisure, shopping and sport facilities including golf courses, Kippie Lodge Leisure Club and nearby woodland walks. Aberdeen Airport is within easy reach and the soon to be completed Aberdeen Western Peripheral Road (AWPR) and the fast link to Stonehaven will make access from this area to the north and south of Aberdeen very accessible. Approximately 12 miles to the south of the property there is a mainline railway station at Stonehaven with the benefit of free parking and offers good connections to the south. Primary schooling is at the modern Lairhillock Primary School and Secondary School at Cults Academy, both with excellent reputations.

Extract plans are provided below showing the location and the extent of the subjects.

Description:

The property consists of a former primary school believed to have been built circa 1880. It is a single storey semi-detached building of traditional granite construction under a pitched slate roof with flat roofed extensions to the left and right sides of the building. Fenestration is by way of single glazed, timber sash windows and timber panelled doors. Internally, the walls of the building

have been finished in painted plasterboard. The timber floors are carpeted. The ceiling is of suspended ceiling tiles and lighting is by ceiling mounted fluorescent lights.

There are three outbuildings located at the rear of the premises against the boundary wall, with one building formerly used as bike sheds, another as outside toilets and the other as general storage.

There are three access points into the building, all from the rear of the property. One vehicular access from the front which is shared with the adjoining property, and the other one solely for the use of the subjects of sale.

The Gross Internal Area of the main building and Gross External Areas of the outbuildings are as follows:

Accommodation	Sq m	Sq ft
Main Building Area	114.0	1227
Extensions	50.7	546
Main Building Area	164.7	1773
Outbuildings (x3)	58.8	633

The site area measures approx. 977 sq m (0.24 acres).

The subjects will be sold as seen and no guarantees or warranties are available.

Services:

We understand the site is served with mains electricity, drainage and water. Interested parties are advised to satisfy themselves regarding the location and capacity of services.



Energy Performance Certificate (EPC):

The EPC rating is Band G. A copy of the EPC can be provided to interested parties.

Rating Information:

The property is currently listed on the Assessor's website as a school with a Rateable Value of £4,200. If converted to residential use, it will require to be reassessed for Council Tax purposes. Please contact Grampian Assessors for further details.

T: 01261 815516

Planning:

All planning enquiries regarding renovation and alternative uses should be directed to:

Kincardine & Mearns and Marr Area Planning Office
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ
T: 01569 690544

E: km.planapps@aberdeenshire.gov.uk and
ma.planapps@aberdeenshire.gov.uk

Developer Obligations:

If it is intended to convert the building for residential use, developer obligations may be payable. The Developer Obligation Team can be reached on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers in excess of £70,000 are invited.

VAT:

VAT will not be payable on the sale price.

Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities. Early entry can be given.

Viewing Arrangement:

The site and exterior of the property are available to view without appointment. For viewings of the interior, please contact:

Ayo Lawal

T: 01467 539356

E: ayodeji.lawal@aberdeenshire.gov.uk

Offers:

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, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price, proposed use and must be valid offers in

accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

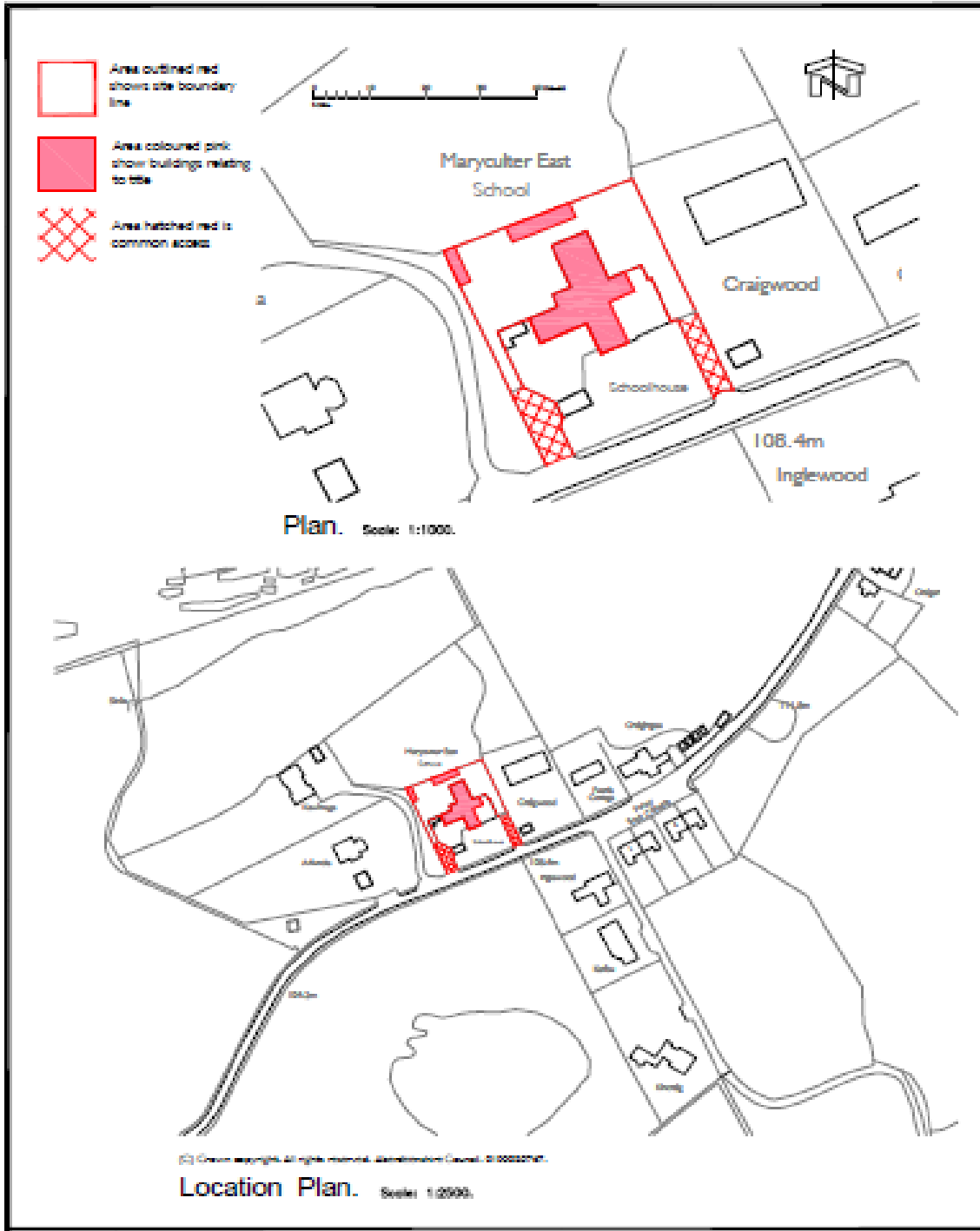
In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

Date of Publication:

January 2018

Site & Location Plan:





Additional Photograph:



Aberdeenshire 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.