

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

7 & 7A Castle Street

Huntly

Aberdeenshire

AB54 8BP

- Renovation Opportunity
- Prime Location
- 2 flats on offer
- Flat 1 measuring approx. 56 sq. m
- Flat 2 measuring approx. 118 sq. m
- Offers in excess of £150,000 are invited for both flats
- Separate offers may be considered for each flat

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:

Huntly is an established market town on the main A96 road approx. 39 miles from Aberdeen. It is within easy commuting distance of Aberdeen, Inverness and Elgin, accessible by mainline rail and other transport networks. The town benefits from a variety of local amenities including a community hospital, a choice of major supermarkets and sports and leisure facilities. Primary and Secondary education is available at Gordon Schools.

The town has a rich history with lovely traditional architecture, National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth. Huntly has a population of 4,768. (Source: Census Result 2011)

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

Description:

The building is built from solid granite with a roof of traditional pitched timber truss construction with slate covering.

Flat 1 (7 Castle Street, Huntly)

Previously used as an office, the accommodation comprises:

Entrance Hallway, Living Room, Bedroom, Kitchen, WC and Hallway.

The Gross Internal Area measures approx. 56m².

Flat 2 (7A Castle Street, Huntly)

The accommodation comprises:

Ground Floor: Entrance Hallway, Dining Room and Kitchen

First Floor: Hallway, Living Room, Three Bedrooms and Bathroom with WC

The Gross Internal Area measures approx. 118m².

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.

Home Report:

A single Home Report has been obtained for Flat 2 and can be made available to interested parties.

Energy Performance Certificate (EPC):

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

Council Tax/Rating Information:

The property is currently listed on the Assessor's website with a Council Tax Band B (Flat 7A) and Band C (Flat 7).

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:

The Developer Obligation Team can be reached on:

T: 01467 536928

E:
developerobligations@aberdeenshire.gov.uk

Price:

Offers in excess of £150,000 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.

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:



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.