

# Property Particulars

Aberdeenshire  
COUNCIL



## FOR SALE

**Old Mintlaw Station  
Station Road  
Mintlaw  
AB42 5EE**

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- Development opportunity in main road location
- Site area approximately 0.40 Hectares (1 acre)
- Popular expanding village
- Offers in excess of £35,000

### Viewing Arrangements

To view the property or for further information please contact:

**Jane Burgess**

**01779 483712**

[jane.burgess@aberdeenshire.gov.uk](mailto:jane.burgess@aberdeenshire.gov.uk)



**Aberdeenshire Council** is pleased to offer for sale by competitive tender the former station buildings and surrounding site at Mintlaw.

## **Location:**

The former station is located on the edge of Mintlaw on the main A950 adjacent to the industrial estate between Gleaner Oil and the Country Park Inn. Mintlaw is an attractive growing village on the A950 and A952 just under 10 miles west of Peterhead and within easy commuting distance of Aberdeen.

## **Directions:**

From Peterhead take the A950. At Mintlaw the property will be found on the right just before the entrance to Aden Country Park.

## **Description:**

The site has a gross area of 0.4 Hectares (1 acre) or thereabouts. The buildings are all derelict and boarded up.

## **Services:**

We understand the property is served with mains water, electricity and drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## **Energy Performance Certificate (EPC):**

As demolition of the remaining buildings is anticipated no EPC is available.

## **Rating Assessment:**

The property will need to be assessed for Business Rates or Council Tax purposes dependent upon future use. Please contact Grampian Assessors for further details.  
Telephone: 01261 815516.

## **Planning:**

With regard to the proposed use of the subjects it is pointed out that it is the entire responsibility of any prospective purchaser to ensure that any proposals they have regarding the future use of the property is acceptable to the Planning Authority. This also applies to any developer's contributions that the proposal may attract. It is recommended that prospective purchasers discuss these matters with both the Department of Planning and Environmental Services and The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer.

Contact details are as follows:

Buchan and Formartine Planning Team

Buchan House, St Peter Street, Peterhead,  
AB42 1QF

T: 01779 483724.

E: [bu.planapps@aberdeenshire.gov.uk](mailto:bu.planapps@aberdeenshire.gov.uk) and  
[fo.planapps@aberdeenshire.gov.uk](mailto:fo.planapps@aberdeenshire.gov.uk)

The Developer Obligation Team

Tel: 01330 825518

E: [developerobligations@aberdeenshire.gov.uk](mailto:developerobligations@aberdeenshire.gov.uk)

## **Price:**

Offers in excess of £35,000 are invited.

## **VAT:**

VAT will be applied to the final sale price.

All enquiries regarding the VAT position should be addressed to:

E: [vat@aberdeenshire.gov.uk](mailto:vat@aberdeenshire.gov.uk)



## **Date of Entry:**

To be agreed upon conclusion of legal formalities.

## **Legal Costs:**

In the usual manner each party will be responsible for their own legal and other expenses.

## **Land and Buildings Transaction Tax (LBTT):**

The property is offered for sale below the LBTT threshold. Payment of LBTT is the purchaser's responsibility.

## **Viewing Arrangements:**

The site can be viewed at any time but the buildings are derelict and boarded up. For further information please contact:

Jane Burgess on 01779 483712

E: [jane.burgess@aberdeenshire.gov.uk](mailto:jane.burgess@aberdeenshire.gov.uk)

## **Offers/Closing Date:**

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

Tel: 01224 664255.

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 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.

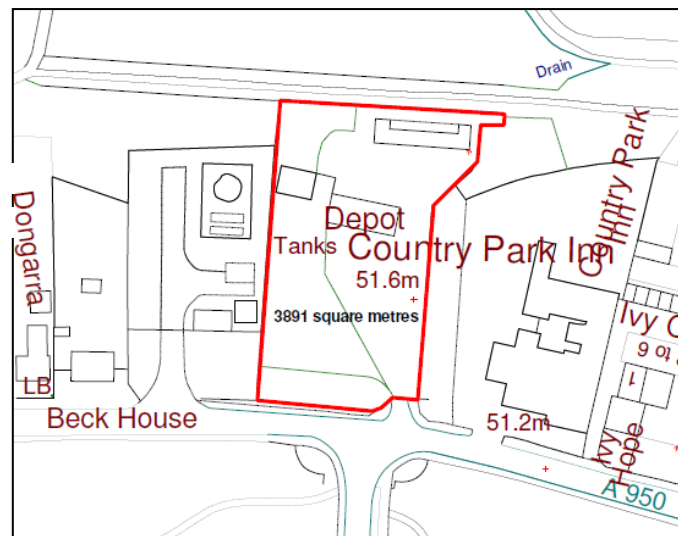
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

**Date of Publication:** September 2016

## Location Plan:



## Site Plan:



## Misrepresentation Act 1967 and Property Misdescriptions Act 1991

### 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.