

Property Particulars



- Site extending to approx. 0.06 hectares (0.15 acres)
- Suitable for conversion for a variety of uses subject to planning
- Offers in excess of £150,000 are invited

FOR SALE

Conversion Opportunity

Former Burgh Offices

The Square

Banchory

AB31 5RP

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:

Banchory is approximately 17 miles from the city of Aberdeen. The property is situated towards the western end of the High Street, within a vicinity that is known as 'The Square'. The town has a comprehensive range of shops, hotels and restaurants. The Primary and Secondary schools have excellent reputations. The Academy incorporates a community sports centre including a swimming pool. Banchory has two golf courses and a driving range amongst various other leisure pursuits such as salmon fishing, horse riding, hill walking etc.

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

Description:

The subjects comprise a detached, single storey building which has been extended to the rear by way of a number of flat and pitched roof projections.

The original building dates back to 1838 and is constructed of traditional ashlar stone and held under a pitched slate roof. Main pedestrian and vehicular access is taken from the front elevation with secondary access taken from the eastern elevation. There is a public car park to the front.

Internally, the office accommodation is cellular in nature. The finishes include; painted plastered/papered walls, carpet covered concrete floors, wall mounted electric panel heaters and lighting by way of a combination of ceiling mounted fluorescent strips lights and suspended chandelier-style fitments. A suspended ceiling has been fitted throughout the majority of the building with the remaining space benefitting from full height ceilings and decorative features. Good levels of lighting are provided throughout the building.

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). We estimate the Net and Gross Internal Areas of the accommodation to be approx. as follows;

Net Internal Area – Office Only

Description	Sq m	(Sq ft)
Offices	100.98	1,087
	100.98	1,087

Gross Internal Area

Description	Sq m	(Sq ft)
Former WC Block	3.52	38
Rear Stores/Outbuildings	91.65	987
Dilapidated Former Store	36.00	388
Offices	139.63	1,503
Total GIA incl. Offices	270.80	2,916

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 with a Rateable Value of £12,250. If converted for a different use, it will



require to be reassessed. Please contact Grampian Assessors for further details.

T: 01261 815516

Planning:

The building is Category C Listed, but is not situated within a Conservation Area. 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: ma.planapps@aberdeenshire.gov.uk

Developer Obligations:

If it is intended to convert the building for an alternative use, developer obligations may be payable. The Developer Obligations 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, 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.

Property Particulars

Aberdeenshire
COUNCIL



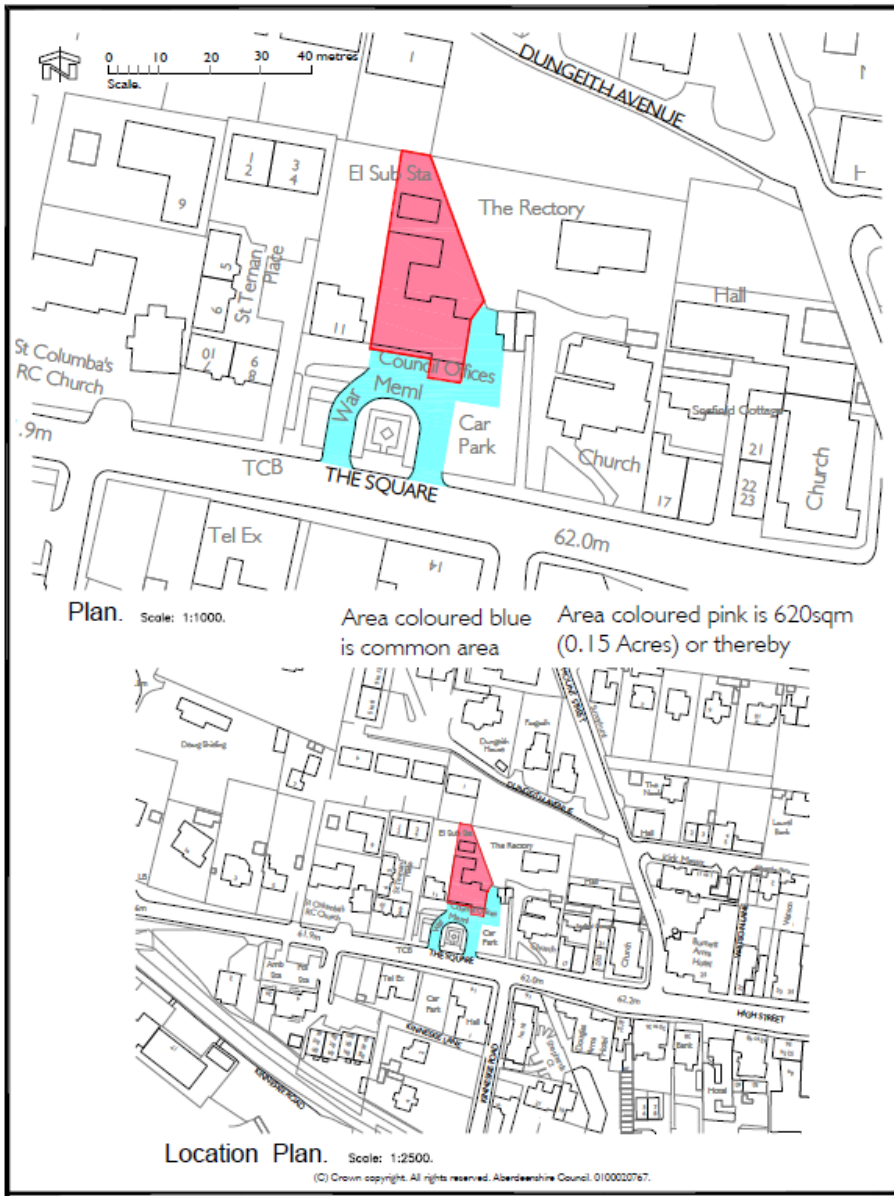
Date of Publication:

September 2018

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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.