

Property Particulars



FOR SALE

Former Public Toilet

Perkhill Road

Lumphanan

AB31 4SE

**OFFERS OVER
£8,000**

**Viewing
Arrangements**

To view the property or for
further information please
contact:

Elaine McCarron

01467 536613

**elaine.mccarron@
aberdeenshire.gov.uk**

www.aberdeenshire.gov.uk/property



Location:

The property is located in Lumphanan, a small rural village with a population of approximately 600 in the Marr area of Aberdeenshire. Lumphanan is approximately 22 miles west of Aberdeen via the B9119, and approximately 10 miles north-west of Banchory via the A980.

The property is located on Perkhill Road in the centre of the village.

Lumphanan has local amenities, including a primary school, village shop and public house.

Description:

The property is a detached, single storey former public toilet extending to approximately 13m². The toilet building sits on a larger site of approximately 70m². The roof is pitched and hipped with a slate covering and the main walls have a roughcast external render. The building is configured internally to provide male and female toilet accommodation with separate entrances. The building is set back from Perkhill Road and there is a small area of raised garden ground at the front of the site, which is separated from the pavement by a random-rubble stone boundary wall

Pedestrian access to the property is from Perkhill Road.

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

Services:

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

Rating Information:

The property is currently listed on the Assessor's website as a Public Convenience with a Rateable Value of £975. Please

contact Grampian Assessors for further details.

T: 01224 664360

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: ma.planapps@aberdeenshire.gov.uk

Developer Obligations:

The Developer Obligations team can be contacted on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers over £8,000 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:

Elaine McCarron

T: 01467 536613

E: elaine.mccarron@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 537502

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

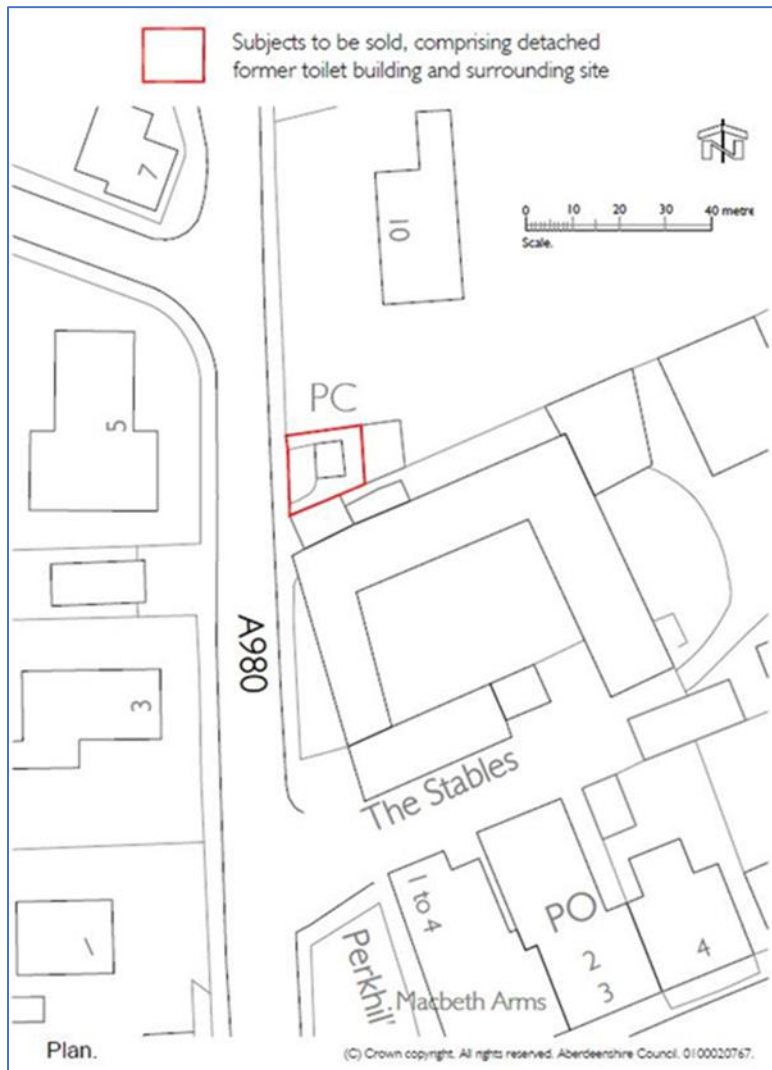
Offers to purchase must state the price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

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:

October 2018

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.