FOR SALE
Renovation Opportunity
Former Cemetery Lodge
New Deer
Turriff
AB53 6TP

- Site measuring approx. 0.125 Acres
- Offers in excess of £70,000 are invited

Viewing Arrangements
To view the property or for further information please contact:
Derek Young
01467 533108
derek.young@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property
**Location:**

The village of New Deer is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads. The village is approximately 30 miles from the city of Aberdeen.

New Deer offers good amenities including a primary school, selection of local shops including a pharmacy, a restaurant, a health centre, a bank and a church. Further facilities are available at nearby Turriff, Peterhead, Fraserburgh or Mintlaw, where there is the recently opened MACBI Community Hub, a centre offering a range of activities including multi-gym and sports facilities. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway.

Extract plans are provided below showing the location and the indicative extent of the subjects. The site is outlined in red and the perpetual servitude right of access to be retained by the Council is highlighted in blue.

**Description:**

The former Cemetery Lodge comprises a detached one storey traditionally built dwelling house. The property requires complete refurbishment throughout. Alternatively it may be possible to redevelop the site with a new house, subject to the receipt of Planning Permission and all other necessary consents.

The site area measures approx. 0.125 Acres or thereby.

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

**Services:**

We understand that the site is served with mains electricity and water. The drainage and sewer connections require further investigation. Interested parties are advised to satisfy themselves regarding the location and capacity of the services as the Council will not be responsible for arranging or providing these.

**Council Tax Banding:**

The property is currently listed on the Assessor’s website with a Council Tax Band B.

**Planning:**

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

Buchan Area Planning Office
Buchan House
St Peter Street
Peterhead
AB42 1QF

T: 01779 403734
E: bu.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 £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.

**Viewing Arrangement:**

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

Derek Young

**T:** 01467 533108

**E:** derek.young@aberdeenshire.gov.uk

**Offers:**

Any persons who wish to submit an offer to purchase the site 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 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 site 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
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.