

# Property Particulars

Aberdeenshire  
COUNCIL



## FOR SALE

**Renovation Opportunity  
Old Fordyce Primary  
School**

**Fordyce**

**Aberdeenshire AB45 2SJ**

- Picturesque village
- Offers in excess of £80,000 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](http://www.aberdeenshire.gov.uk/property)



## Location:

Fordyce is a small conservation village located within the county of Aberdeenshire, approx. 3 miles south west of Portsoy, 4 miles south east of Cullen, 11 miles west of Banff and 53 miles north of Aberdeen.

The village occupies a rural location and benefits from a primary school, café and craft shop. Fordyce has a resident population of approx. 100 people (Source: Census Result 2011).

The property is situated on the east side of School Road, on the southern edge of the village. It shares vehicular access off School Road with the existing Primary School. The surrounding area is predominantly residential, with the exception of a B&B located opposite the property and Fordyce Primary School located adjacent to the subjects.

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

## Description:

The property is a former primary school built in 1882. It is a detached building of traditional stone construction under a pitched slate roof.

It is large enough to accommodate two dwellings subject to planning.

The Net Internal Area is 357 sq. m.

The site extends to approx. 0.17 Ha (0.43 Ac)

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 connection. 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 £16,000. If converted for residential dwelling, it will require to be reassessed for Council Tax.

## Planning:

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

Banff & Buchan Area Planning Office  
Town House  
Low Street  
Banff  
AB45 1AY

T: 01467 628469

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

## Developer Obligations:

If it is intended to redevelop the site, developer obligations may be payable. The Developer Obligation Team can be reached on:

T: 01467 536928

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

## Price:

Offers in excess of £80,000 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:

Derek Young

T: 01467 533108

E: [derek.young@aberdeenshire.gov.uk](mailto:derek.young@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:**

August 2019

## 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.