

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

Redevelopment Opportunity
Former School House
Hatton of Fintray
Dyce AB21 0YG

- Semi-detached two storey dwelling house
- Gross Internal Floor Area 162 sq m (1,744 sq ft)
- Desirable location
- Offers in excess of £120,000 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:

Fintray is a small country village located approx. 5 miles from Dyce, approx. 20 minutes drive from Bridge of Don. It is within easy commuting distance of Inverurie, Westhill and Aberdeen, together with the industrial estates and the Airport to the west of the city.

The village boasts of a local primary school, a pub and has a range of recreational facilities nearby, including fishing on the River Don and golfing at nearby Newmachar.

The property is located within the hamlet of Hatton of Fintray which lies 11 miles North West of Aberdeen city centre.

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

Description:

The property adjoins Hatton of Fintray Primary School. It comprise a semi-detached two storey dwelling house. It is built from solid pointed granite and the roof is timber framed, pitched and clad with slates. Windows throughout are of a timber sash and casement design fitted with single glazed unit. The property is in need of complete renovation throughout inside.

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

The gross internal area of the building measures approx. 162 sq m (1,744 sq ft).

Accommodation:

The accommodation comprises:

Ground Floor:

Entrance Hallway, Living Room, Dining Room, Kitchen and one Bedroom.

First Floor:

Three Bedrooms, Bathroom with WC.

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.

Home Report:

A single survey report has been obtained for the property and can be made available to interested parties.

Energy Performance Certificate (EPC):

The EPC rating is Band G. A copy of the EPC can be provided to interested parties.

Council Tax Banding/Rating Information:

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

Planning:

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

Garioch Area Planning Office
Gordon House
Blackhall Road
Inverurie
AB51 3WA

T: 01467 534333

E: ga.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

Price:

Offers in excess of £120,000 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

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 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

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Site & Location Plan:

