



Conversion Opportunity
**ARTROCHIE COMMUNITY
CENTRE**

Auchmacoy, Ellon, AB41 8JR

- Site Area – 470sq.m (5,059sq.ft)
- Internal Floor Area – 133sq.m (1,432sq.ft)

OFFERS OVER £50,000

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

ARTROCHIE COMMUNITY CENTRE

Auchmacoy, Ellon, AB41 8JR



Location:

The Property is in Artrochie, which is a quiet, rural community in Aberdeenshire. It is bounded on the northwest by the former schoolhouse, on the northeast by ground belonging to the schoolhouse, on the southeast by the public road, and on the southwest by ground belonging to the schoolhouse.

Artrochie is approximately 3 miles east of the town of Ellon. Ellon has a population around 10,000 and is 16 miles north of Aberdeen on the A90. Ellon benefits from excellent local amenities including hotels, restaurants and supermarket shopping. There is also a good selection of local leisure and community facilities, a secondary school and 3 primary schools.



Description:

The Property was originally Artrochie primary school, and it is attached to the former schoolhouse. The main building is of traditional stone construction with a pitched, slated roof and single glazed timber casement windows. There is a single storey extension at the front of the property which appears to be of concrete block construction with roughcast external render and a bituminous felt flat roof.

Internal accommodation comprises a large hall, kitchen, toilets, corridor, and entrance vestibule.

Internally the main building has timber flooring with vinyl covering. The walls are generally plastered and painted. There is a suspended acoustic tile ceiling in the main hall and a plastered and painted ceiling in the kitchen. The front extension, which contains the toilet accommodation, has a concrete floor and painted and plastered walls and ceilings.

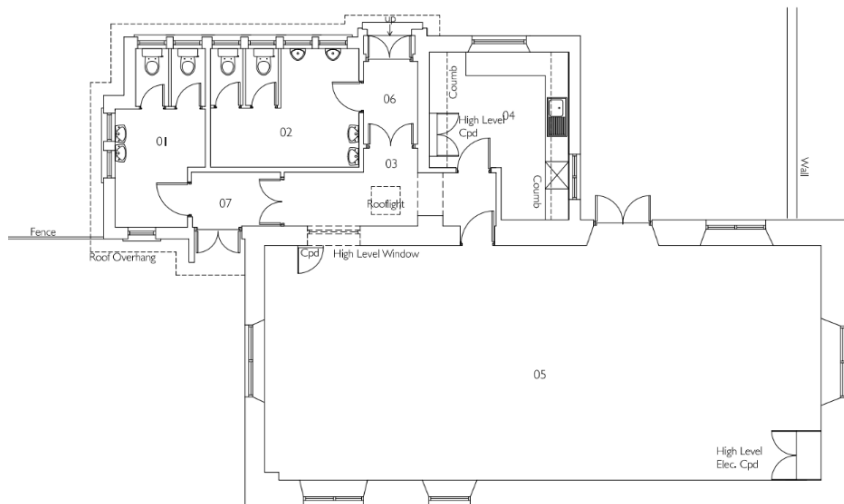
There is a collection of external storage buildings, which are in poor condition.

The site is enclosed by a stone boundary wall that is part shared with the schoolhouse property.

Internal Floor Areas:

Main Building

WC (1)	9.03m ²
WC (2)	11.53m ²
Corridor (3)	8.12m ²
Kitchen (4)	12.84m ²
Hall (5)	85.42m ²
Vestibule (6)	2.93m ²
Vestibule (7)	3.16m ²
Total	133.03m ²



Services:

There is electric wall mounted heating, and hot water is from an immersion tank. There is ceiling mounted fluorescent lighting.

Water is from a Scottish Water supply approximately 1km south of the property. The pipe network that connects Artrochie Community Centre and the adjoining schoolhouse to this supply is a private shared network upstream from the Scottish Water main. Maintenance and repair of this private network is the responsibility of users. There is a wayleave agreement permitting use of part of this private network. Further information on the water supply can be provided on request.

Drainage is to a septic tank that is in the garden belonging to the adjoining schoolhouse. There are existing rights to use the septic tank and associated infrastructure.

Access:

Access is from the public road at the front of the property.

EPC:

The property has an EPC rating of G.

Rating:

Rateable value of £5,500 with effect from 01/04/2023

Planning:

The Property has planning consent for the former use as a community hall (Use Class 10). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team:

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers in excess of £50,000 are invited.

VAT:

Sale will be exempt from VAT

Land and Buildings Transaction Tax (LBTT):

The purchaser will be liable for an applicable LBTT and registration dues.

Viewing Arrangements:

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Legal Costs:

Both parties will be responsible for their respective legal costs.

Date of Entry:

To be agreed, upon conclusion of legal formalities.

Viewing Arrangements/Offers:

To view the property or for further information, please contact:

Estates Admin: 01467 469261

Email: Estates@aberdeenshire.gov.uk

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 or Tel: 01467 469261. In the event of a closing date being 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. All offers should be submitted in Scottish Legal form. The Council is not bound to accept the highest or indeed any offer

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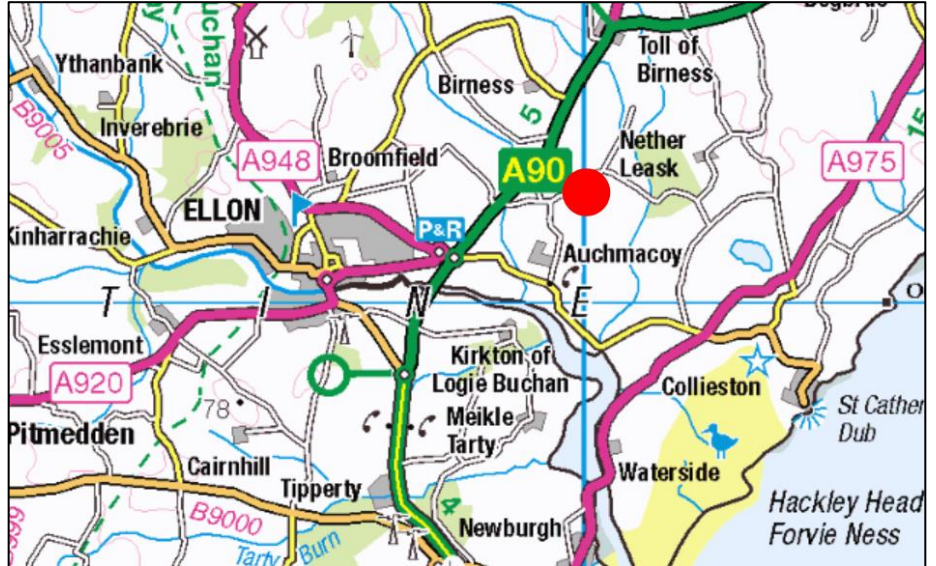
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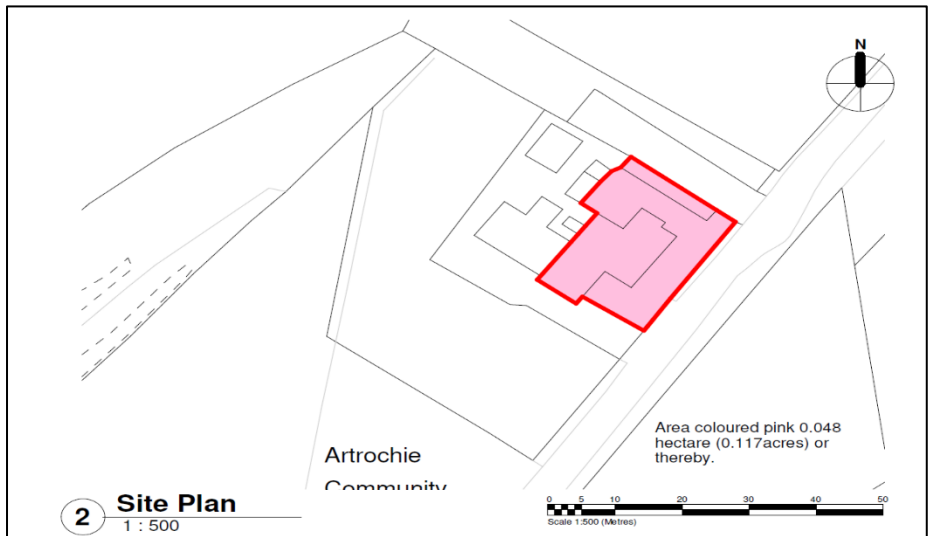
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Location Plan:



Site 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.

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