

Property Particulars



- Located within hamlet of Garmond
- Potential for re-development, subject to planning
- Total site area of 0.19 acres.
- Offers in the region of £30,000

FOR SALE

**FORMER SCHOOL AND
COMMUNITY HALL,
MAIN STREET,
GARMOND,
AB53 5TQ**

www.aberdeenshire.gov.uk/property



Location:

Garmond is a small hamlet situated 7 miles east of Turriff within the Formartine area of Aberdeenshire. The nearest local amenities can be found in Cuminestown, 1 mile to the south.

The subjects are located on the west side of Main Street, the hamlet's main thoroughfare. The surrounding properties are residential.

An extract plan is provided showing the location of the property.

Description:

The property comprises a single storey detached building of stone construction with a pitched and slated roof which is believed to date from the early 1900's. The property was originally a school and most recently a community centre. The building is in need of refurbishment throughout.

Accommodation:

The property consists of large hall with toilet and store.

The following measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

The Gross Internal Area of the property extends to approximately 72.67 sq m (782 sq ft).

The total site area extends to 0.19 acres.

Services:

We understand the property is served with mains water and electricity. Drainage is by septic tank.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

EPC Band G.

Rating Information:

The subjects are currently entered within the Valuation Roll as a "Community Centre" with a rateable value of £1,950.

Planning:

In terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997, the property is classified within Use Class 10.

Interested parties are advised to make their own enquiries as to any restrictions on potential refurbishment or redevelopment with the area planning office.

All planning enquiries should be directed to:

Formartine Area Planning Office

45 Bridge Street, Ellon, AB41 9AA

T: 01358 726429

E: fo.planapps@aberdeenshire.co.uk

Price:

Offers in the region of £30,000 are sought.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. The Council have not elected to Tax this property so will be exempt from VAT

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Stamp Duty Land Tax:

The purchasers will be responsible for any stamp duty land tax levied on the sale price.



Date of Entry:

To be agreed on completion of formal missives.

Viewing Arrangement / Offers:

To view the property or for further information please contact:

Gavin McDonald, Area Estates Surveyor

T:01224 664253

Procedure:

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB,

T:01224 664255.

E: estates@aberdeenshire.gov.uk

In the event 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.

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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