

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

FORMER TORTORSTON SCHOOL
TORTORSTON
BLACKHILLS
PETERHEAD
AB42 3LB

www.aberdeenshire.gov.uk/property

- Former school
- Situated within easy commuting distance of Peterhead
- Rural location
- Renovation / conversion potential subject to planning
- Offers in the region of £65,000

Viewing Arrangements

To view the property or for further information please contact:

Peter Ward

01779 483710

peter.ward@aberdeenshire.gov.uk



Location:

The property is situated on the edge of the small rural settlement of Tortorston with easy access to the A950 approximately 3 miles distant from Peterhead.

Peterhead is a vibrant town with a population in the region of 18,000 with both fishing and the oil and gas industry playing an integral part in the local economy. The town is well provided with local facilities, services and amenities including schools, town centre shopping, leisure facilities, edge of town supermarket and retail premises.

Aberdeen, with air and rail links, is some 33 miles to the south with good transport connectivity via the A90 including regular buses from Peterhead.

Directions:

Leave Peterhead on the A950 and head west towards Longside. Approximately 1 mile beyond the west end roundabout turn right at Blackhills onto Tortorston Road. Proceed for approximately half a mile and the property may be found on the right just before leaving the settlement. A location plan may be found with these sales particulars.

Description:

The property comprises the former Tortorston School and is a single storey semi-detached property of traditional construction in the local vernacular style with solid granite walls under a slate roof. The property is thought to have been constructed circa 1900. A classroom extension of non-traditional construction has been added at a later date.

The property has a stone boundary wall, outbuildings comprising former bike shed and toilets and benefits from off road parking.

The old school is attached to the former schoolhouse which has a vehicular right of access from the public road.

A site plan may be found with these sales particulars.

Accommodation:

The accommodation comprises:-

Ground Floor:

| | |
|---------------|---|
| Entrance Hall | 2.47m x 1.87m (max) |
| Office | 2.50m x 2.94m |
| Classroom | 8.18m x 4.92m (max) |
| Classroom | 7.91m x 5.14m (max) |
| Classroom | 8.45m x 4.85m (max, including partition) |
| Washroom | 3.09m x 3.30m |
| Classroom | 7.46m x 5.05m |
| Office; WC | |

Please note that all measurements are approximate and intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained in these particulars.

Services:

We understand the property is served with mains electricity, mains water and private drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services. The old solid fuel heating system is obsolete.

Energy Performance Certificate (EPC):

EPC Band G



Council Tax Banding / Rating Information:

The subjects are currently entered in the Valuation Role as 'Stores' and have a rateable value of £2,250.

The property may need to be re-assessed for Business Rates or Council Tax purposes dependent upon future use. Please contact Grampian Assessors for further details:

Grampian Assessor
Mitchell Burnett House
Colleonard Road
Banff
AB45 1DZ
Tel: 01261 815516.

Planning:

The property is considered suitable for a number of uses subject to planning permission. This may include conversion to residential use, office, business or nursery. Interested parties should direct enquiries to:

Buchan Area Planning Office
Aberdeenshire Council
Arbuthnot House
62 Broad Street
Peterhead
AB42 1DA
Tel: 01779 483724
Email: bu.planapps@aberdeenshire.gov.uk

Price:

Offers in the region of £65,000 are invited.

VAT:

All prices, rents and premiums quoted are exclusive of VAT.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Legal Costs:

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

Viewing Arrangements:

To view the property or for further information please contact:

Peter Ward - Area Estates Surveyor

Tel: 01779 483710

peter.ward@aberdeenshire.gov.uk

Offers:

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

Tel: 01224 664255.

Email: 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.

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.

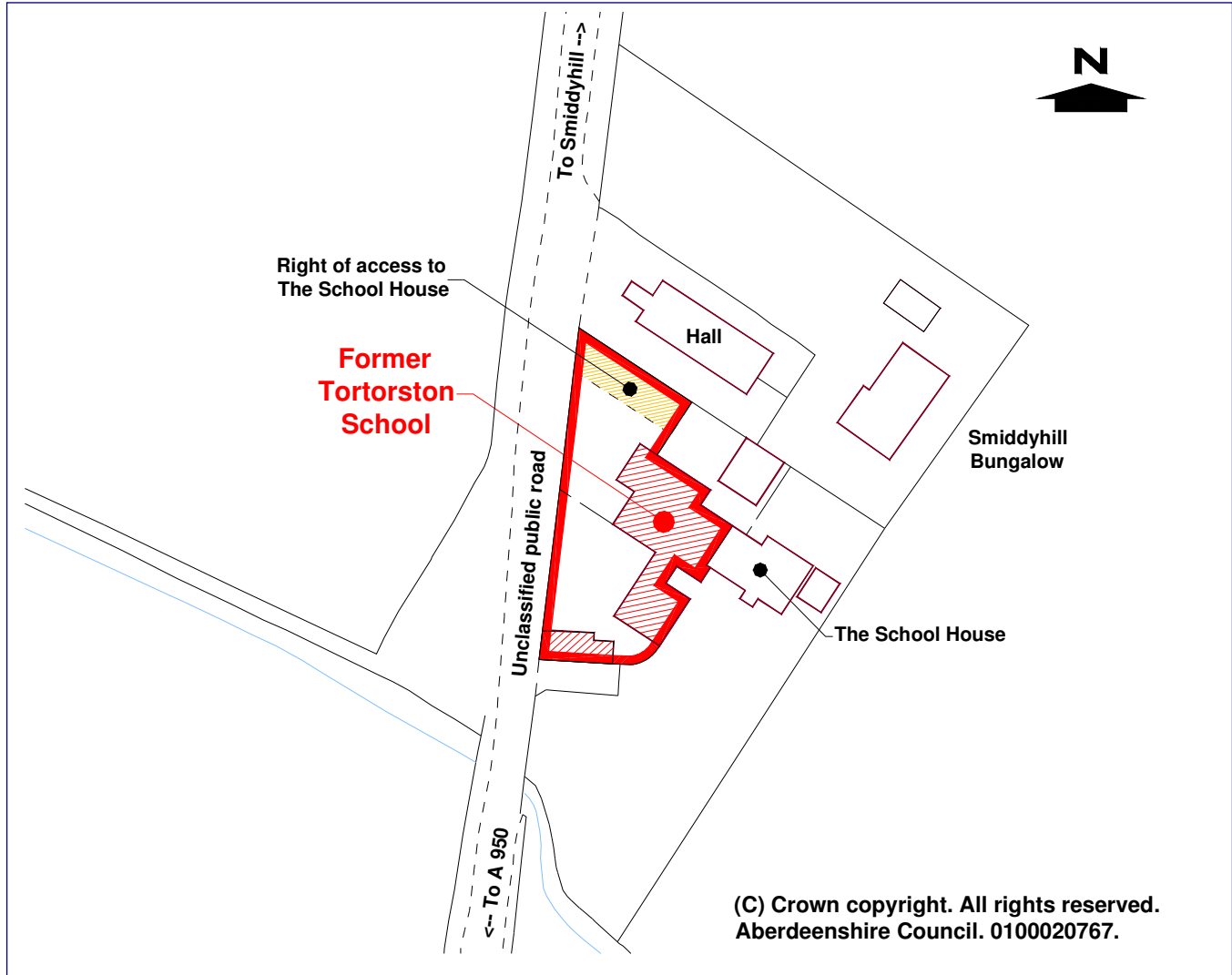
Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Date of Publication:

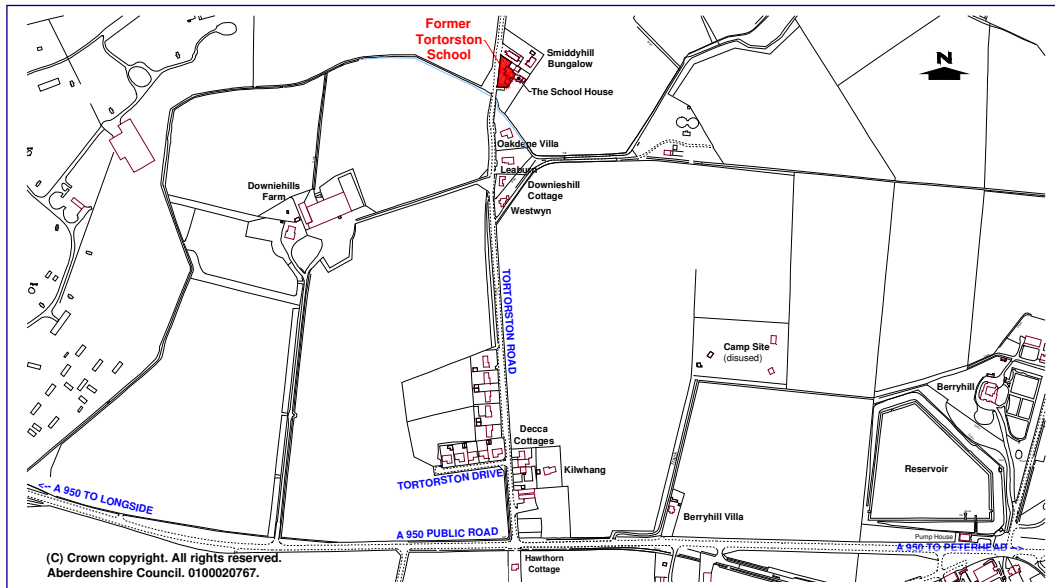
April 2014



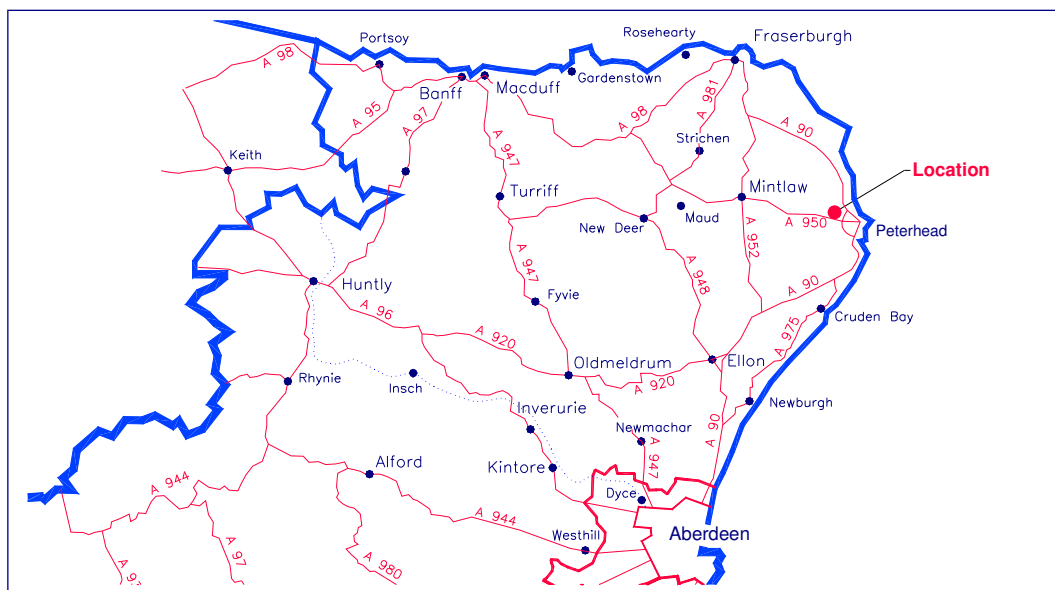
Site Layout Plan:



Site Plan:



Location Plan:



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.