

ST KANE'S HALL

Main Street, New Deer, Turriff, AB53 6TA

- Detached former church hall
- Conversion Opportunity
- Site Area 853 sqm
- Gross Internal Floor Area 325 sqm

OFFERS INVITED

FOR SALE

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

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Location:

The property is situated on Main Street in the village of New Deer, which has an approximate population of 669. New Deer lies 12 miles east of Turriff and around 25 miles north of Aberdeen, serving as a key service centre for the surrounding agricultural community. The neighbouring villages of Maud, Mintlaw, and New Pitsligo are also located nearby.

The village benefits from a range of essential amenities, including various shops. A primary school is located within New Deer, while secondary education is provided at Mintlaw Academy.

Description:

The property comprises a vacant, detached C-listed building of up to two storeys, occupying a site of approximately 853 m². Constructed primarily of light-coloured granite, the side and rear walls feature square-hammered rubble, while the front elevation is finished in close-jointed hammer-blocked ashlar.

Architectural features include predominantly pointed-arched plate tracery openings, some enhanced with hood mouldings. Windows are a mix of original single-glazed timber-framed units and more modern uPVC replacements.

A single-storey ancillary structure adjoins the rear of the building. The roof is formed from timber rafters supporting sarking, finished with pitched slate and ashlar stone skewes, complete with pedimented skew putts. Designated car parking spaces are located to the rear of the property. The surrounding area is primarily residential, with some commercial premises and a primary school immediately behind the site.

Accommodation:

The building has a gross internal floor area of 325 m². The principal accommodation comprises a Main Hall with a high vaulted ceiling supporting the church spire; this space represents the majority of the floor area at 167 m² and has been internally adapted for use as a gym hall. Additional accommodation includes: a single-storey rear annexe, a balcony area, kitchen, WC facilities, various storerooms.

Internal partitions are constructed of granite or timber stud with a lath-and-plaster finish. Flooring is a combination of solid concrete slab and suspended timber, finished with varnished timber boards and vinyl coverings.

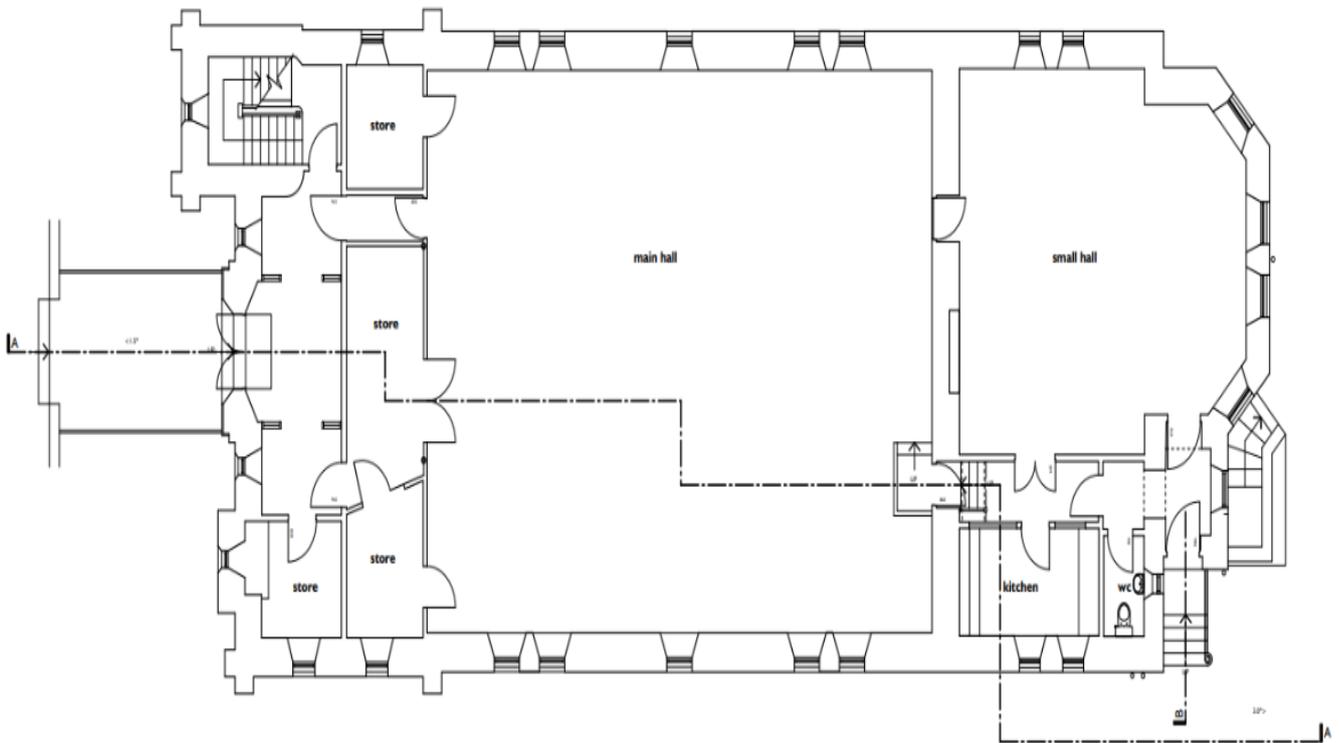
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Floor Plan:



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Services:

The property is served with mains water, electricity and drainage.

There is no gas supply. Heating is by means of suspended ceiling heaters and fan convectors.

Energy Performance Certificate (EPC):

The Property has an EPC rating of G.

Rating:

The property is entered in the valuation roll with a rateable value of £14,250 with effect from 1st April 2026. The valuation roll reference is VR12466.

Planning:

The Property has planning consent for purposes within class 10 of the Town and Country Planning (Use Classes)(Scotland) Order 1997. 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 are being sought.

Access:

Access to the front of the property is taken directly from the public footpath on Main Street. Access from the rear has historically been taken over adjoining private land, although no formal rights are confirmed over the private section.

VAT:

Sale will be exempt from VAT.

Land and Buildings Transaction Tax:

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

Legal Costs:

Both parties will be responsible for their respective legal costs.

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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. T. 01467 469261.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received.

The Council is not bound to accept the highest offer 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.

Viewings:

To arrange a viewing please contact Estates Admin.

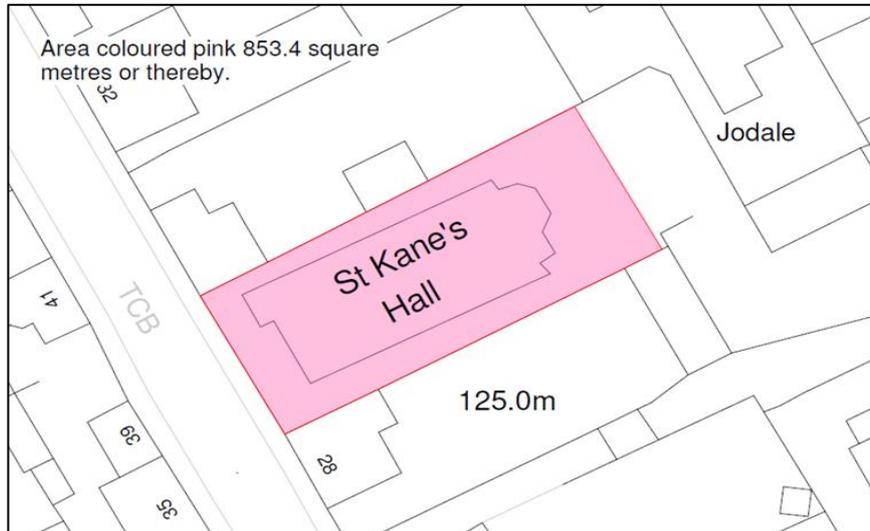
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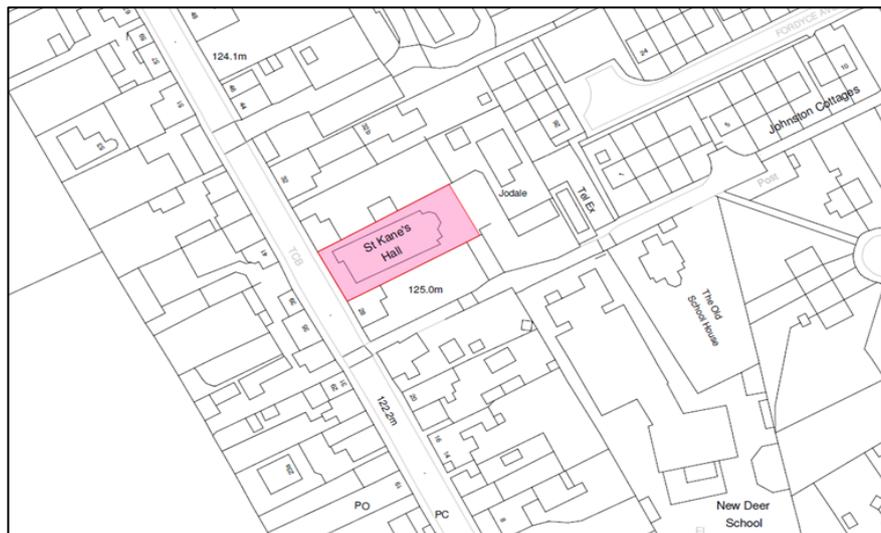
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Site Plan:



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.

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