



WHITEHILLS LIBRARY

5 Loch Street, Whitehills, Banff, AB45 2LT

- Site Area: 367m² (3,950sq ft)
- Gross Internal Floor Area: 110m² (1,184sq ft)

Offers Over £25,000

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

FOR SALE

WHITEHILLS LIBRARY

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Location:

The property is located in Whitehills which is a traditional fishing village situated on the northeast coast of Aberdeenshire, approximately three miles west of Banff. Whitehills benefits from a range of community services and facilities including a primary school, hotel and a selection of shops in the village centre. Whitehills village is less than a 10-minute drive to Banff which benefits from a supermarket, academy, health care and leisure services and an array of local convenience stores.

The property is the former Whitehills Library which sits within an area of mainly residential dwellings. There are several commercial premises, in close proximity of the library, along Loch Street including a grocery shop, hairdressers and fish & chip shop.

Description:

The former library building sits within a wider site that extends to approximately 367m². The site is laid with grass and there is a paved/ tarmacked pedestrian path which provides access around the perimeter of the library building and to Loch Street and Old School Court. The site is bounded largely by perimeter masonry walls and neighbouring properties. To the north the site is bounded by Loch Street and to the east, south and west bounded by neighbouring residential properties.

The building is a HORSIA Hut and was constructed as part of the post-war HORSIA scheme in the late 1940s. The building is constructed from a precast concrete frame with brick infill and a pitched roof with corrugated asbestos cement coverings and steel framed single glazed windows. The gutters are asbestos cement.

The building has a GIA of approximately 110m² and comprises two entrance vestibules, storage cupboard, large room (former library space), a WC and externally accessed store. Internally the building has concrete floors with vinyl coverings and carpet to the main library space. The internal walls are solid masonry construction finished with a mix of painted plaster and painted brickwork.

Services:

There is no gas supply to the property. Heating is by way of ceiling mounted suspended electric heaters and wall mounted panel heaters. Lighting is by way of fluorescent fittings. Sewerage and water is mains. Hot water is from an electric hot water tap.



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Access:

Pedestrian access to the site is taken via a ramp/ steps from Loch Street to the north and paved access from Old School Court at the southeast corner of the site. There is no vehicular access to the site however parking is available on Loch Street.

It is likely that a Public Right of Way has been formed across the path running through the site from Loch Street to Old School Court at the southeast of the property.

EPC (Energy Performance Certificate):

The property has an EPC rating of E.

Rating:

The ratable value in the current Valuation Roll is £3,300 with effect from 01/04/2023. Following Revaluation on 01/04/2026, the revised ratable value will be £3,800.

Planning:

The property has planning consent for its current use as a library. Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

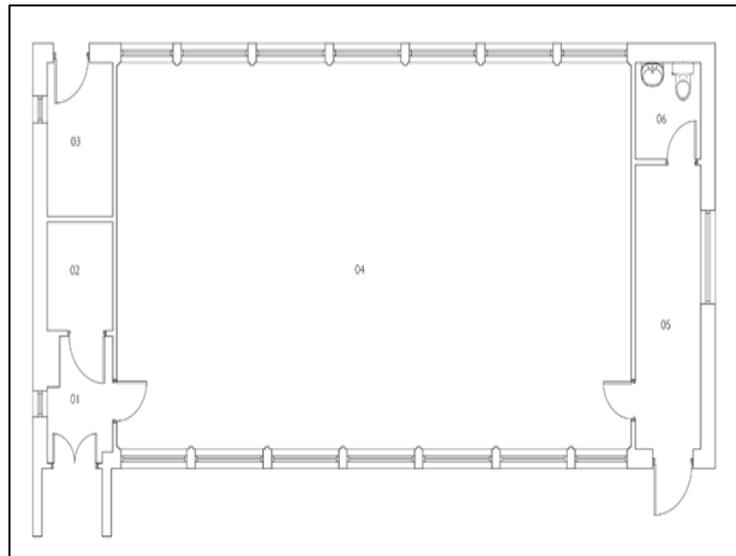
Email: planning@aberdeenshire.gov.uk

Tel: 01467 534333

Price:

Offers in excess of £25,000 are invited.

Floor Plans:



Property Conditions and Warranties:

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items and any gas supply) in the property are in working order or any condition.

Viewing Arrangements:

To arrange a viewing please contact:

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VAT:

Sale is believed to be exempt from VAT however, if it should prove VAT is applicable it will be the purchasers liability.

Land & Buildings Transaction Tax (LBTT):

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

Legal Costs:

Both parties will be responsible for their own legal costs.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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. Offers 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:

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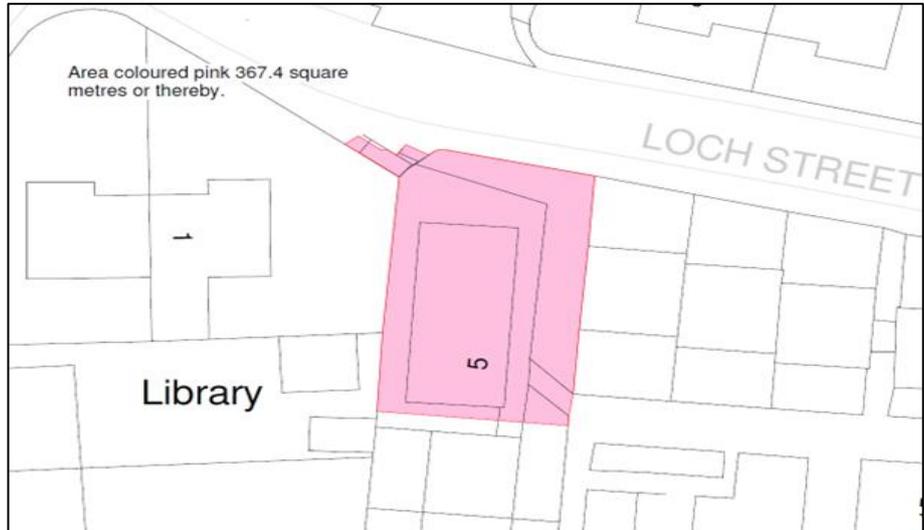
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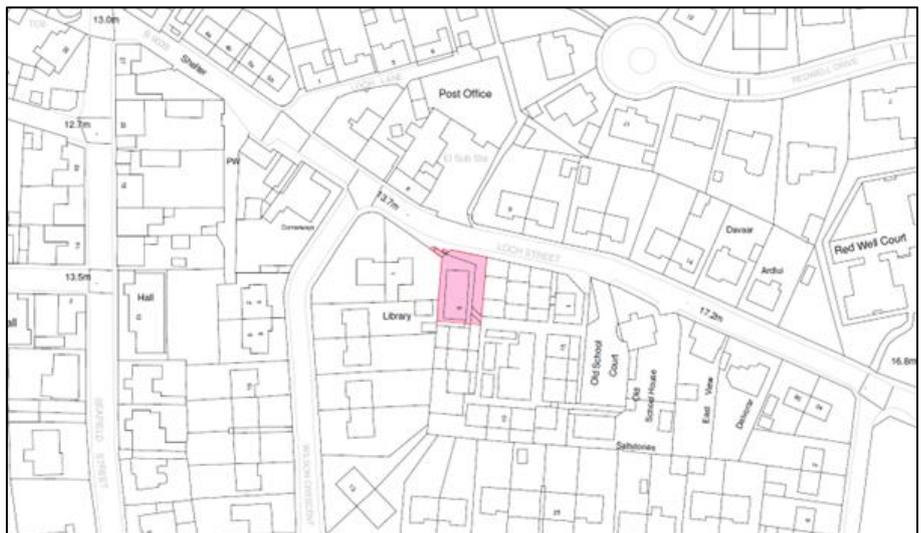
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Site Plan:



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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