Aberdeenshire COUNCIL



Development Opportunity

FORMER ST JOHNS COMMUNITY/DAY CENTRE

68 High Street, New Pitsligo, Fraserburgh, AB43 6NL

- Site Area - 713.68 sqm (7,682 sqft)
- Gross Internal Floor Area - 301 sqm (3,240 sqft)

Offers Over £55,000

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 in the centre of New Pitsligo, approximately 12 miles south-west of Fraserburgh, 19 miles north-west of Peterhead and 37 miles north of Aberdeen.

The village offers a range of local amenities, including primary education, convenience shopping, community facilities, recreational amenities and public transport links to surrounding towns. New Pitsligo provides a peaceful rural setting whilst remaining within reasonable commuting distance of the larger service centres of Fraserburgh, Peterhead and Aberdeen.

Access to the property is taken directly from the adopted A950, which provides connections towards Peterhead and Banff.

Description:

The building was originally constructed as a school in the 1800s and was subsequently operated as a community centre. The two adjoining privately owned residential properties originally formed part of the school building.

The property has a gross internal floor area of approximately 301 m² and comprises two large general-purpose rooms, together with various ancillary accommodation, including toilet, storage and kitchen facilities, arranged over two storeys. Internally, the partitions are finished in painted lath and plaster/plasterboard. The floors are of suspended timber construction, with a mixture of carpet, vinyl, cork tile and quarry tile finishes.

Overall site area is approximately 713.68 sqm. There is a large tarmac-surfaced car parking area to the front of the property. The site is bounded by a stone dyke to the front, with an entrance providing access to the car park. The external walls are of pointed granite construction beneath a pitched, slate-covered roof. The windows comprise single-glazed units set within steel Crittall or timber casement frames.

Accommodation:

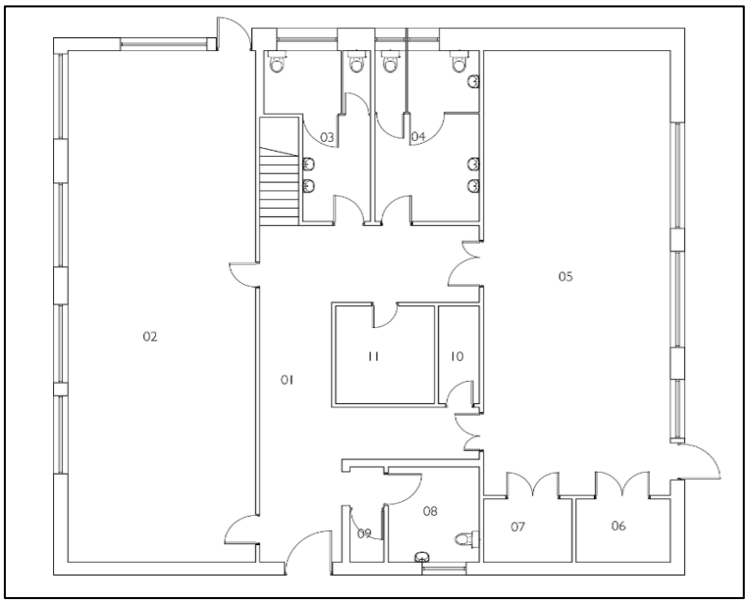
Ground Floor area	269.2sqm
First Floor area	31.8sqm
Total	301sqm

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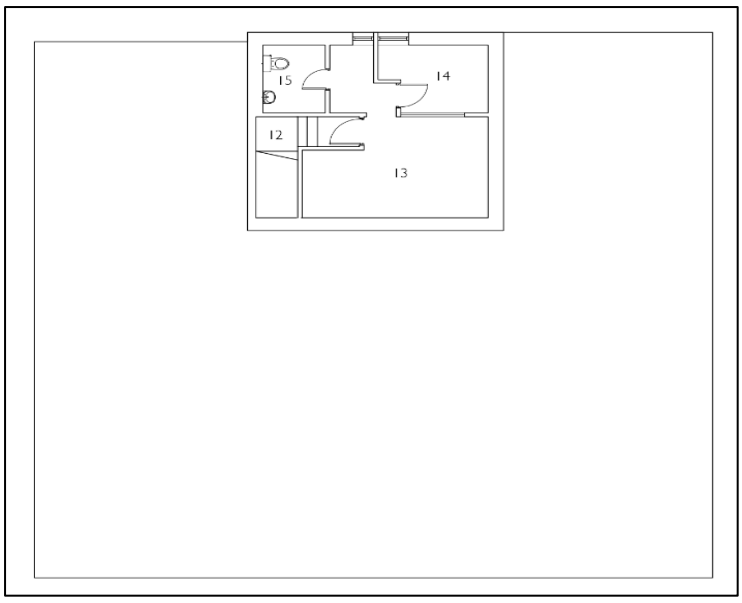
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Ground Floor Plan:



First Floor Plan:



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Services:

Heating is provided by cast-iron and steel panel radiators served by an oil-fired boiler, which is located within the basement of the property. The property is connected to mains electricity, water and drainage.

EPC:

The Property has an EPC rating of D.

Rating:

The property is allocated two valuation roll numbers, both with effect from 01/04/2026.

VR31186 - Community Centre - £6,900.

VR30889 - Day Centre - £5,000.

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 over £55,000 are invited.

Access:

Access to the property is taken directly from the adopted road (A950).

VAT:

The sale will be exempt from VAT.

Land & Buildings Transaction Tax (LBTT):

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

Legal Costs:

Both parties will be responsible for their respective legal costs.

Viewing & Further Information:

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.

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.

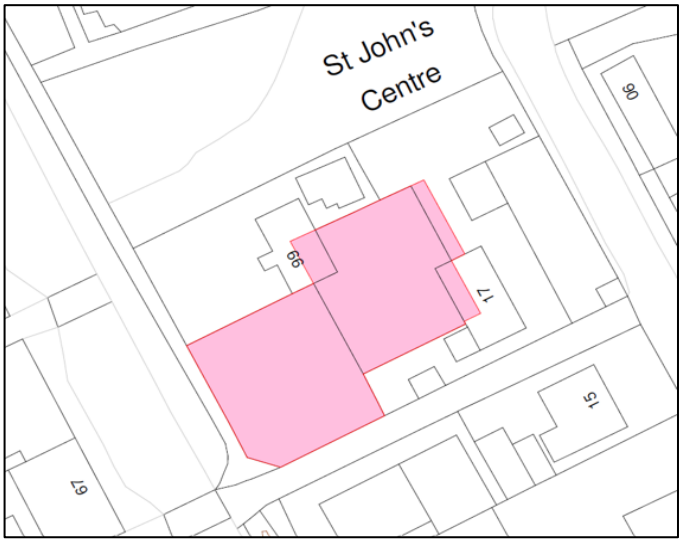
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Site Plan:



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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