



## Development Opportunity **FORMER ALFORD AREA OFFICE**

School Road & 7 Murray Terrace, Alford,  
AB33 8PY

- Site Area 700 sq m (7,535 sq ft)
- Office Area 236.20 sq m (2,542 sq ft)
- House Area 92.00 sq m (990 sq ft)
- Building Total 328.20 sq m (3,532 sq ft)

**OFFERS OVER £160,000**

Contact Details  
Telephone 01467 469261  
Email [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR SALE

# FORMER ALFORD AREA OFFICE

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## Location:

Alford is a rural village, with a population of circa 2,800, located approximately 42km (26 miles) west of Aberdeen City and 27km (17 miles) west of Inverurie. The subject property is situated on the corner of Murray Terrace and School Road, to the west of Alford village centre.

The village benefits from a mixture of commercial occupiers. Retail units line the Main Street, which acts as the main arterial route through Alford, while there are alternative uses within the vicinity such as restaurants, a dentist, garden centre, and the Haughton Arms Hotel.

The Grampian Transport Museum and Alford Heritage Museum are the main tourist attractions in the area, while the Alford Ski Centre and Alford Golf Club provide visitors with leisure activities.



## Description:

The subjects comprise a traditional two storey office building, with an adjoining two storey residential dwelling.

There are 7 tarmac surfaced car parking spaces to the west elevation of the office building and an enclosed garden to the rear of the residential dwelling.

## Office:

The rectangular office building is arranged over two storeys. The building is of granite construction with white uPVC framed double glazed windows under a pitched slate roof.

Access is provided via the main entrance on School Road on the west elevation of the building.

Internally, the building provides the following accommodation and specification:

- A mixture of cellular and open plan office accommodation with toilet and tea prep facilities on each floor.
- Carpet floor tiles, painted plasterboard lined walls and ceiling.
- LED spotlights and strip lighting.
- Wall mounted Dimplex electric panel heaters.



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## **Residential:**

The house is the same construction as the office building arranged over ground and first floor. Access to the property is provided via Murray Terrace on the south elevation.

There is a kitchen, living room, and storage cupboards at ground floor level. The first floor is configured to provide three bedrooms, bathroom, and storage cupboards.

The property has been stripped out with the internal walls, floors, ceiling and pipes exposed and has the following general specification:

- Carpeted floors
- Plasterboard lined walls and ceiling
- Wall mounted electric panel heating
- CAT 2 light fitments

The property benefits from an enclosed garden to the rear which is laid with grass.

## **Accommodation:**

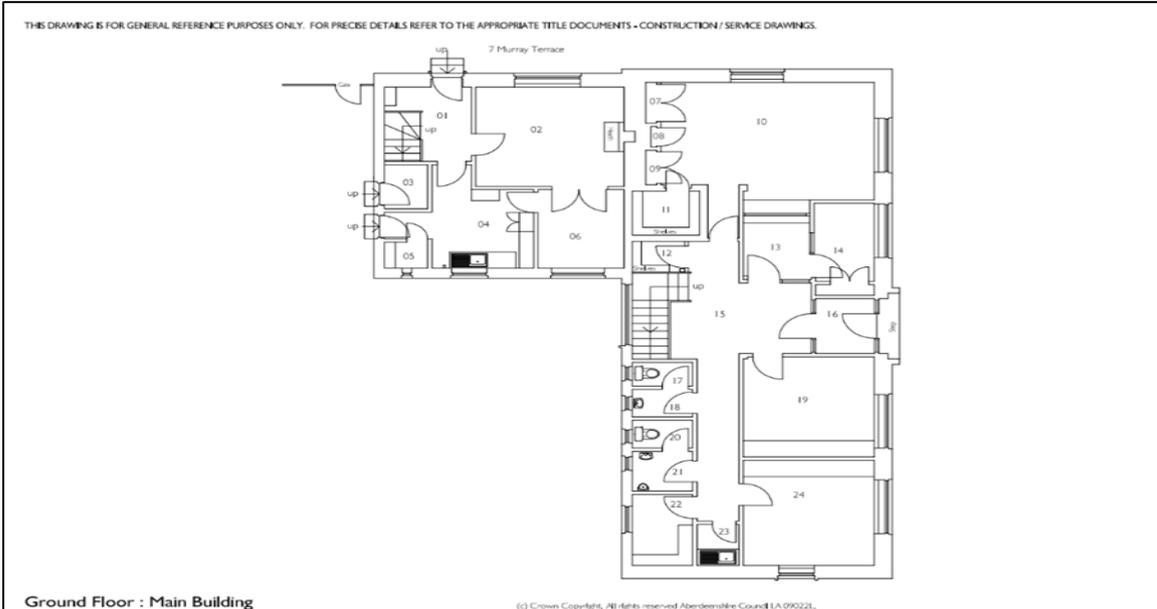
The office extends to a GIA of 236.20 sq m (2,542 sq ft) and the adjoining residential dwelling extends to a GIA of 92.00 sq m (990 sq ft).

The subjects occupy a site area of approximately 0.07 hectare (0.17 acre).

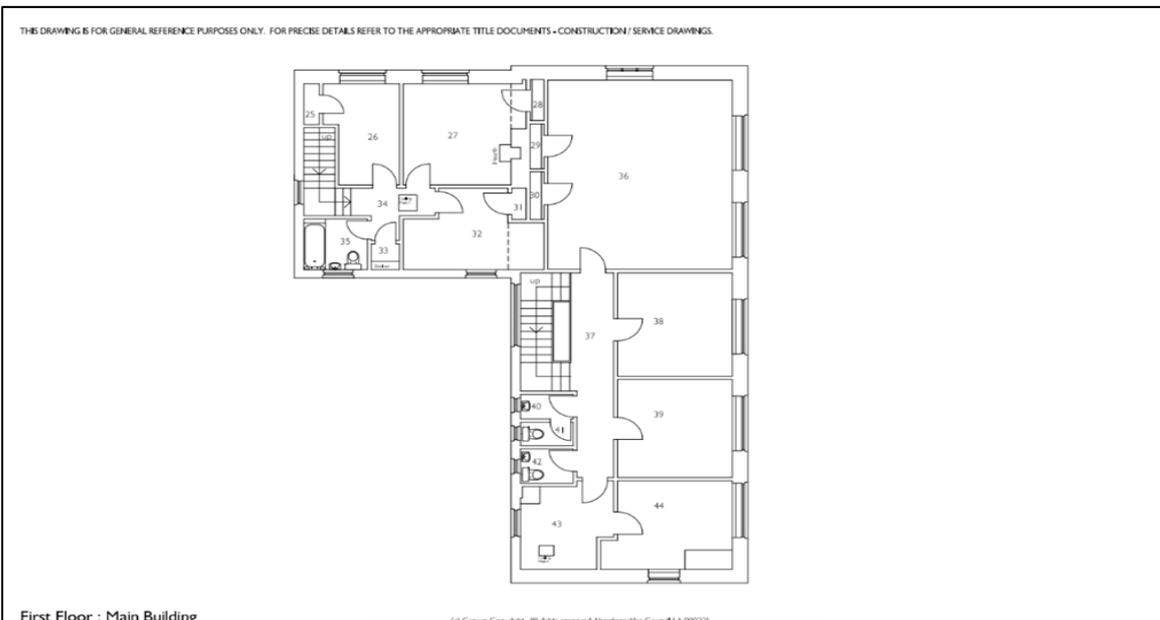
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## Ground Floor Plan:



## First Floor Plan:



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## Services:

The property is served by mains water, electricity and sewerage.

## Access:

Access to the office is from School Road on the West Elevation and to the house from Murray Terrace on the south elevation.

## EPC (Energy Performance Certificate):

The Former Alford Area Office has an excellent EPC rating of B.

7 Murray Terrace has an EPC rating of F.

## Rating:

The Rateable Value is £13,000 effective from 01/04/2023.

The Scottish Assessors Association has published draft Rateable Values for the 2026 Revaluation, indicating no adjustment to the current value from 01/04/2026.

Prospective purchasers should satisfy themselves regarding the impact of the draft 2026 figure and any changes to rates payable from 1 April 2026.

## Council Tax:

The residential dwelling is in Council Tax Band D.

## Planning:

The office property use is Class 4. The house property use is Class 9.

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](mailto:planning@aberdeenshire.gov.uk)

Telephone: 01467 534333

## Price:

Offers in excess of £160,000 are invited.

## VAT:

The sale will be exempt from VAT.

## Land and 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.

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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.

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.

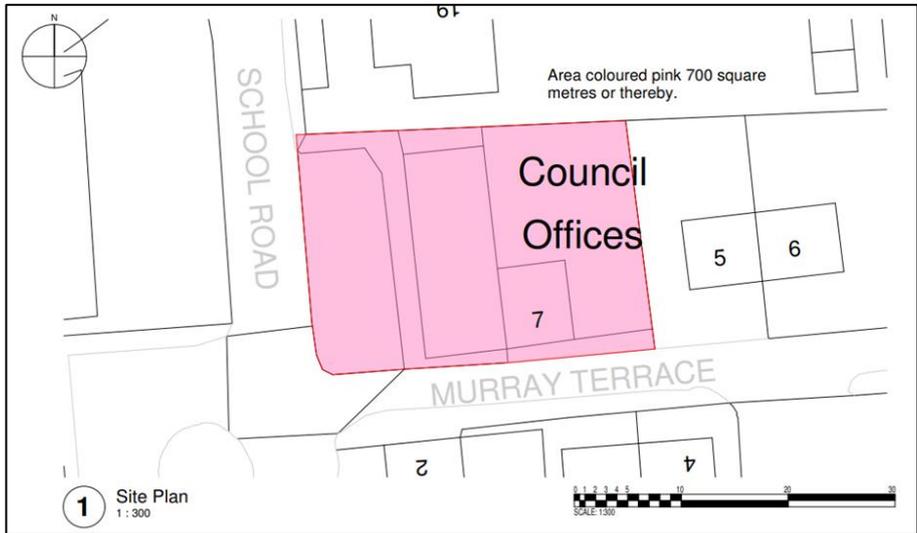
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## Site Plan:



## 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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