



FORMER BLACKHILLS COMMUNITY CENTRE

Blackhills, Peterhead, AB42 3JR

- Site Area 1,859 m²
- Internal Floor Area 328 m²

Offers Over £57,000

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

FOR SALE

FORMER BLACKHILLS COMMUNITY CENTRE

Blackhills, Peterhead, AB42 3JR

Location:

The property is in Blackhills, which is a rural community approximately 4 miles southwest of Peterhead. The property is the former Blackhills Community Centre (former Blackhills Primary School) and is adjacent to the former schoolhouse. The schoolhouse is privately owned.

The site area is approximately 1,859 m². The site is bounded on the south by Blackhills Road, which is a public road, on the west by the former schoolhouse building and ground belonging to the schoolhouse, on the north by an agricultural field and on the east by an area of overgrown land. The approximate site boundaries are shown on the plan below

Description:

The main building has a gross internal area (GIA) of approximately 328 m² and comprises 2 large halls, a smaller hall and toilets.

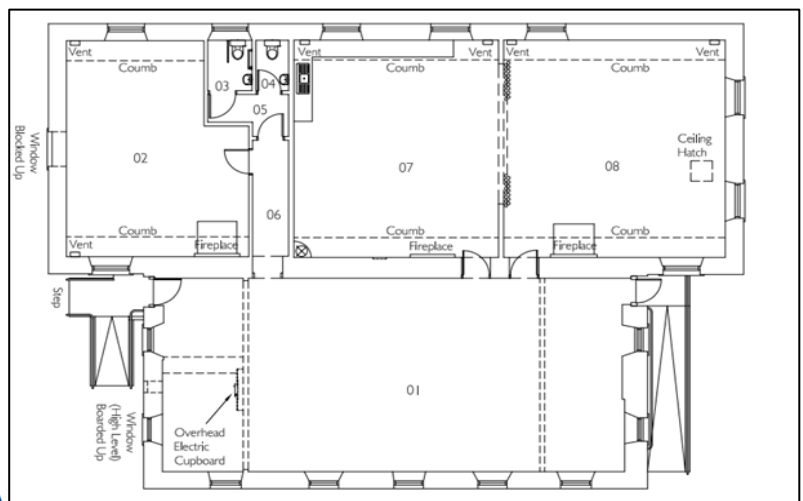
The building is detached. It is comprised of two attached single storey buildings of traditional stone construction with pitched, slated roofs. The windows are single glazed timber sash and case.

Internally the main halls have timber floors. The walls are plastered and painted with low level wood panelling. The ceilings are plastered and painted. There is electric pendant/strip lighting and electric wall mounted radiators.

Generally, the property is in poor condition, with some areas of the ceilings having collapsed due to water penetration.

There are external buildings on site. These are in a derelict condition. The site is partially enclosed by stone boundary walls which have collapsed in places

Accommodation:



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

Services:

There is a metered electricity supply and mains water. Drainage is to a septic tank located within the grounds. There is no mains gas supply.

Access:

Access is from the public road at the front of the property.

EPC (Energy Performance Certificate):

The Property has an EPC rating of G.

Rating:

Rateable value of £9,700 with effect from 01/04/2023.

Planning:

The Property has planning consent for the former use as a community hall (Use Class 10). 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 in excess of £57,000 are invited.

VAT:

It is believed that the sale will be exempt from VAT, but if it should prove that VAT is applicable, this will be the liability of the purchaser.

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 respective legal costs.

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

Email estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

FORMER BLACKHILLS COMMUNITY CENTRE

Blackhills, Peterhead, AB42 3JR

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 purchasers should not rely upon them as statements or representations of fact and 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.

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

Date of publication: April 2025