



Redevelopment Opportunity  
**FORMER COMMUNITY  
CENTRE & ADJACENT LAND**

Bridge Street, Banff, AB45 1HD

- Site Area approx: 0.51 Ha (1.26 Acres)
- Gross Internal Area: 918 sqm (9,881 sqft)

**Offers Over £125,000**

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 COMMUNITY CENTRE & ADJACENT LAND

Bridge Street, Banff, AB45 1HD

## Location:

This former community centre and adjacent land is located within Banff. The town of Banff is on the north coast of Aberdeenshire approximately 40 miles north of Aberdeen and has a population of approximately 4,000. It is separated from the neighbouring town of Macduff by the river Deveron. Macduff and Banff together offer a selection of commercial and community facilities. There is good primary school provision and a secondary school (Banff Academy) serving both towns.

## Description:

Built in 1914, the property is a two-storey building with single storey entrance wing from Bridge Street. Built of whinstone with ashlar sandstone margins and first floor level string course, parapet with low slated hipped roof. The building is in need extensive refurbishment works.

There is a private car park / forecourt at the front and free car parking is available a short walk away. The adjacent land lies immediately to the east.

The property is not listed however it is situated within Banff Conservation Area.

## Accommodation:

Ground Floor Level – approx. 843 sqm, comprises of a Vestibule, various Office/Meeting room space, Main Hall, Small Hall, various storeroom spaces, Kitchen and WC facilities.

First Floor Level – approx. 75 sqm, comprises of a various Office/Meeting room space, various storeroom spaces and WC facility.

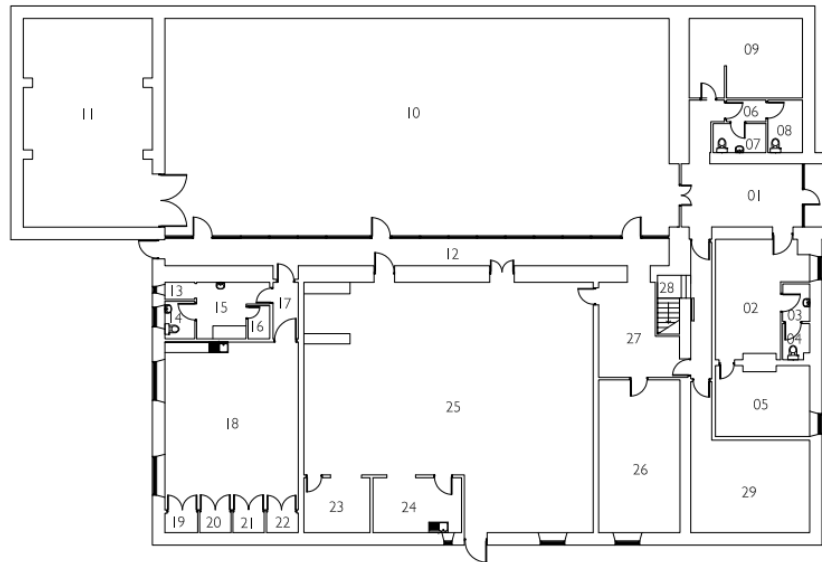
## Adjacent Site Area:

The adjacent site area (former Tennis Courts) extends to approx. 0.35 Hectares.

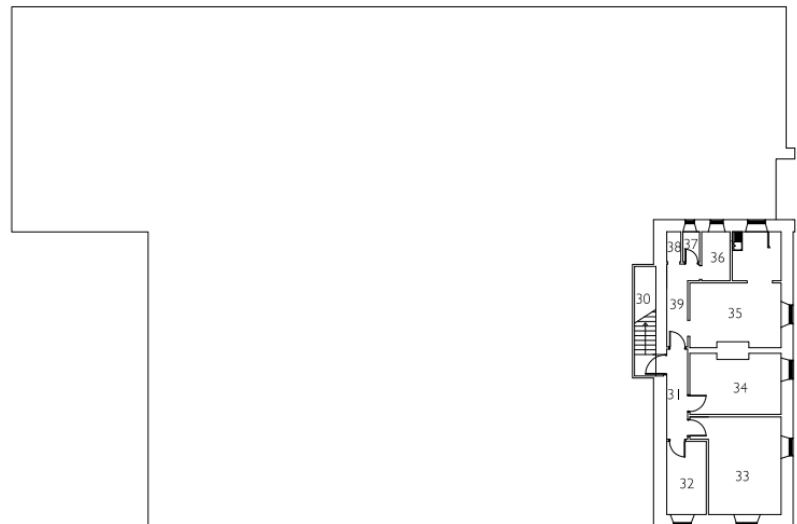
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**Ground Floor Plan:**



**First Floor Plan:**



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## Services:

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

## Access:

Access to the building is from Bridge Street.

## Planning:

The Property has planning consent for the former use as an Assembly and Leisure (Use Class 11). 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](mailto:planning@aberdeenshire.gov.uk)

## Energy Performance Certificate (EPC):

The property has an EPC rating of C.

## Rateable Value:

The Valuation Roll shows a current rateable value for the building only, of £27,750 with effect from 1<sup>st</sup> April 2025.

## Price:

Offers over £125,000 are being sought. Interested parties should contact the Council's estates team.

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

Tel: 01467469261

## Title:

Prospective purchasers should note that title to parts of this site fall within Common Good ownership and as such this status will require to be revoked once the terms of a sale have been agreed in principle. The costs associated with the revocation process will be paid for by the vendor. Full details are available upon request.

## Legal Costs:

Both parties will be responsible for their respective legal costs.

## VAT:

Sale will be exempt from VAT.

## Land & Buildings Transaction Tax (LBTT):

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

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## Viewing Arrangements:

To view the property or for further information please contact:

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

Tel: 01467 469261

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.

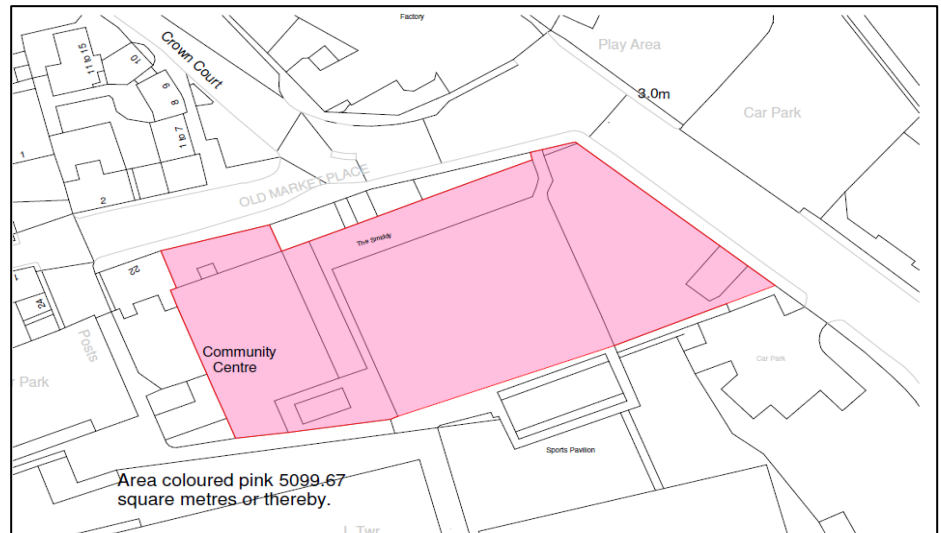
Offers must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

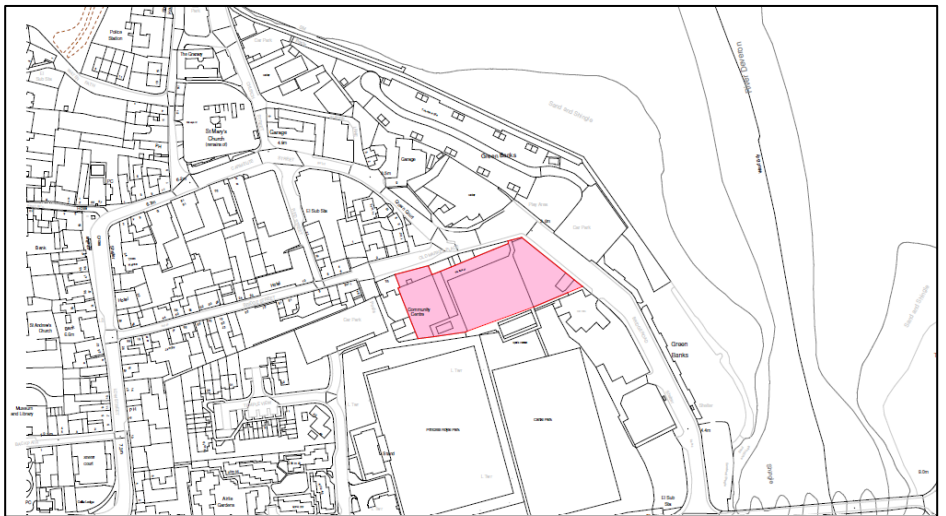
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## Site Plan:



## 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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Date of publication: September 2025