



REDEVELOPMENT OPPORTUNITY

Depot, Mill Street, Macduff, AB44 1RS

- Site Area 1,460 sq m (15,715 sq ft)
- Gross Internal Floor Area 267 sq m (2,882 sq ft) Ground Floor/ 78 sq m (840 sq ft) First Floor*

OFFERS OVER £50,000

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

FOR SALE



Location:

Macduff is on the north coast of Aberdeenshire approximately 64.37 km (40 miles) north of Aberdeen, 124.90 km (78 miles) east of Inverness and 38.90 km (24 miles) west of Fraserburgh. It has a population of approximately 3,800.

It is separated from the neighbouring town of Banff by the river Deveron. Banff has a population of approximately 4,000 and Macduff and Banff together offer a good selection of commercial and community facilities, which include fish and shellfish processors and the Macduff Marine Aquarium.

There is good primary school provision and a secondary school (Banff Academy) serving both towns.

The subject property is a large corner site located close to the Mill Street junction with Buchan Street.

Description:

The subject property is a vacant depot on Mill Street, which benefits from a large site within a predominantly residential area close to the sea. The buildings comprise an older 2 storey (in part) stone shed with external stair access and a single storey concrete block storage building.

Both buildings have pitched roofs with slate covering. Both buildings are in poor condition and the older stone building is dilapidated and unsafe.

There is a yard area in front of the buildings which is surfaced with a mixture of concrete, tarmac and compacted earth. The yard surface is also in poor condition. The yard is not level and slopes downwards in a south to north direction.

There are 2 vehicular access gates from Buchan Street and Mill Street. The property is enclosed by neighbouring buildings and does not have frontage onto either Buchan Street or Mill Street.

Accommodation:

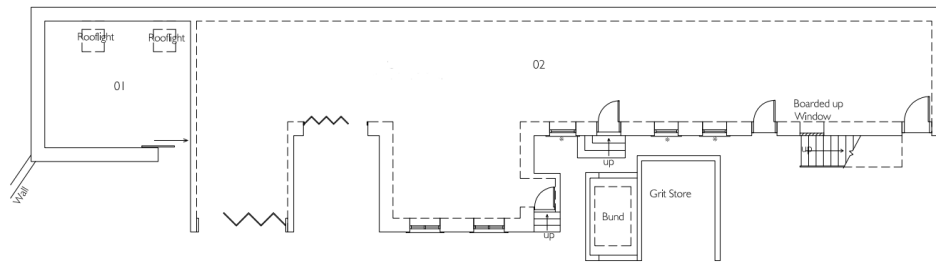
Gross Internal Area (GIA) of the ground floor of the buildings is approximately 267 sq m (2,882 sq ft) / 78 sq m (840 sq ft) First Floor*.

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

DEPOT

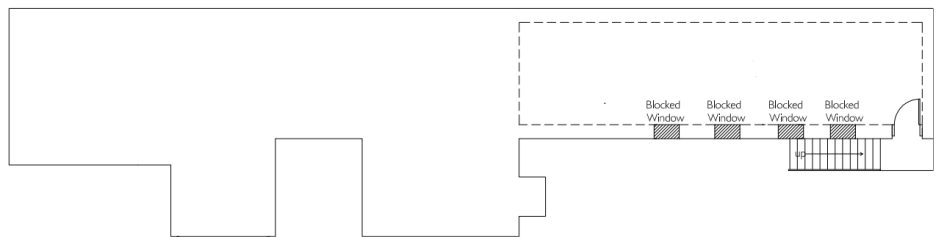
Mill Street, Macduff, AB44 1RS

Ground Floor Plan (Building A)

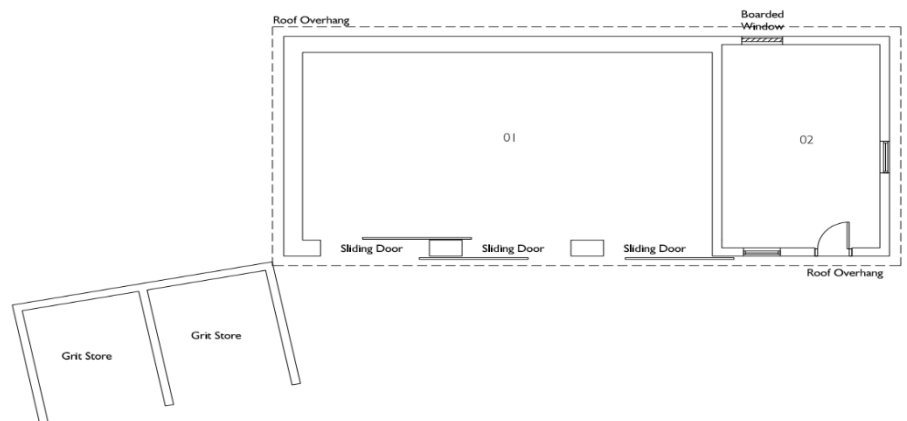


First Floor Plan (Building A)

*First floor area estimated



Floor Plan (Building B)



DEPOT

Mill Street, Macduff, AB44 1RS

Services:

The property is served by mains water and electricity.

Access:

Access to the south side of the property is from Buchan Street and access to the east side is from Mill Street.

Rights of Access:

There are two servitudes in favour of neighbouring buildings. Two buildings benefit from expressed access rights.

EPC (Energy Performance Certificate):

The Property has an EPC rating of A.

Rating:

This property is currently combined with Aberdeenshire Council's Manner Street property. The rateable value of this property will be split at the point of sale.

Planning:

The property use is Class 4 Business.

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

Telephone: 01467 534333

Price:

Offers in excess of £50,000 are invited.

VAT:

The sale will be exempt from VAT.

Land & Buildings Transaction Tax (LBTT):

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

**Viewing Arrangements:**

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

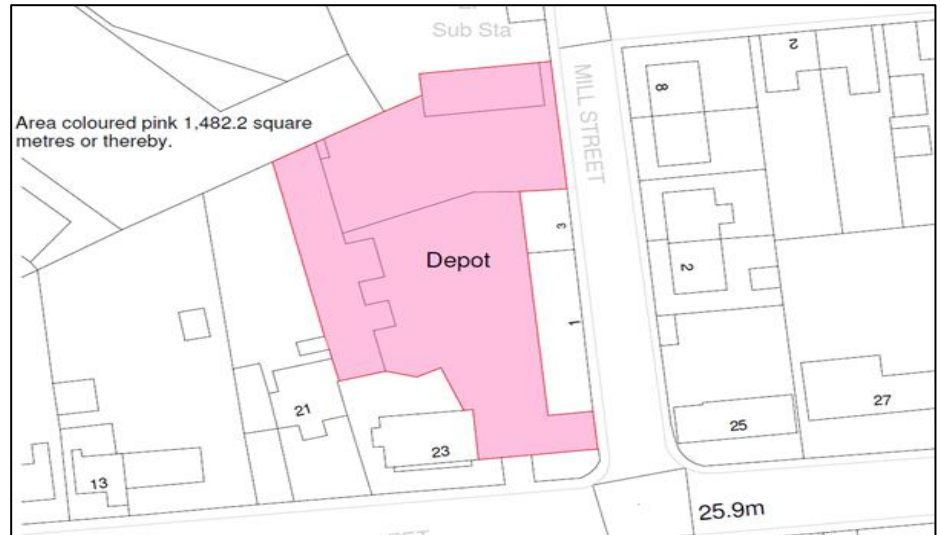
Email estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

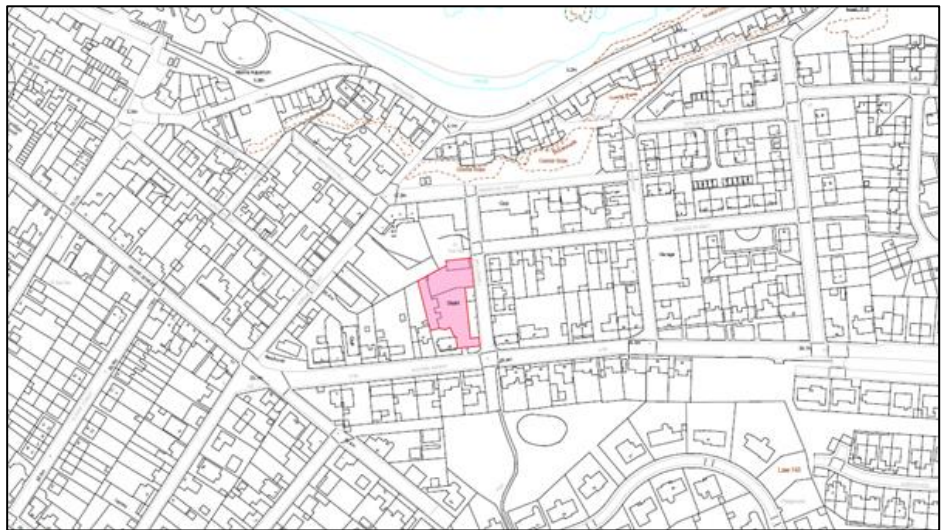
DEPOT

Mill Street, Macduff, AB44 1RS

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.

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

Date of publication: Sep 2025