



FORMER ABERCHIRDER LIBRARY

111 Main Street, Aberchirder, AB54 7TB

- Site Area - 121m² (1,302 ft²)
- Gross Internal Floor Area – 94.5 m² (1,017 ft²)

Offers Over £45,000

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

FOR SALE



Location:

The property is the former Aberchirder Library in Aberchirder, which is an attractive rural village in northeast Scotland approximately 6 miles west of Turriff and 12 miles northwest of Huntly. The property is located on Main Street in Aberchirder nearby other local amenities. Aberchirder benefits from a range of community services and facilities including a primary school, pharmacy, hotel, pub and a selection of shops in the village centre. The property is directly opposite the Co-op.

The property has no external amenity space. It is bounded on the south by Main Street, to the east by a residential dwelling, to the north by a residential driveway and on the west by a vehicular lane. The attic space to the east part of the property is not included in the sale and is owned with the adjacent residential dwelling.

Description:

The property has a gross internal area (GIA) of approximately 61.7m² and comprises a vestibule, former library space, storage room, kitchenette and WC. There is an external store to the rear which has a GIA of 32.8m².

The main building is an end terrace, single storey property (with useful attic accommodation) of rendered masonry construction with a pitched slate roof. There are large shop style windows to the front of the property, facing onto Main Street, which are timber framed with single glazing. The remaining windows at ground level are timber sash and case with single, frosted, glazing. The attic has sash and case dormer windows. However, as the attic is currently accessed via a ceiling hatch in the storage room, it has been excluded from the GIA. The external store is built of stone, with a corrugated iron monopitched roof. The property benefits from a mixture of cast iron and plastic rain-water goods.

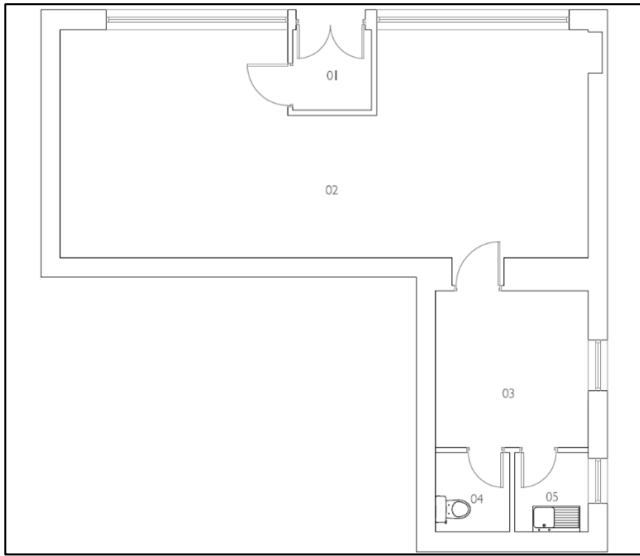
Internally, the main building has a concrete floor with carpet coverings to the main library space, storage room, vestibule and kitchenette. The WC has a vinyl floor covering. The walls and ceilings are plastered and painted and within the storage room there are areas of timber linings to the ceiling and walls. There is a built-in storage cupboard within the storage room. The store is unfinished with a concrete floor and exposed stone walls.

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Floor Plan:



Services:

The premises are served by mains electricity and water. Drainage is to the public sewer. Heating is from a mixture of wall mounted electric heaters and wall mounted panel heaters. There is no gas supply.

EPC (Energy Performance Certificate):

The EPC rating of the property is G.

Rating:

The rateable value is £2,900 with effect from 01/04/2023.

Planning:

The property has planning consent for its former use as a Library. 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 £45,000 are invited.

Property Condition & Warranties:

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items) in the property are in working order or any condition.

VAT:

Sale will be exempt from VAT.

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 own legal costs.

Viewing Arrangements:

To arrange a viewing please contact:

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Date of Entry:

To be agreed upon conclusion of legal formalities.

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. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received. Offers the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase must state the price and 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:

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Email: estates@aberdeenshire.gov.uk

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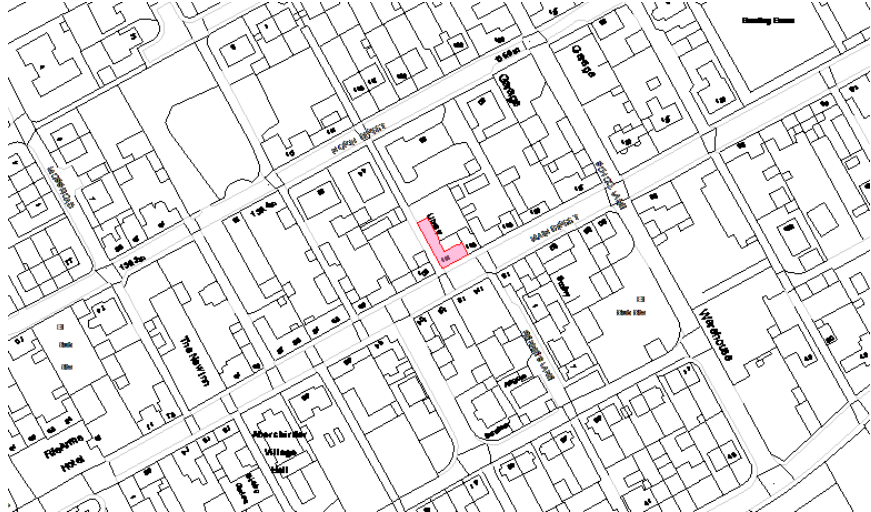
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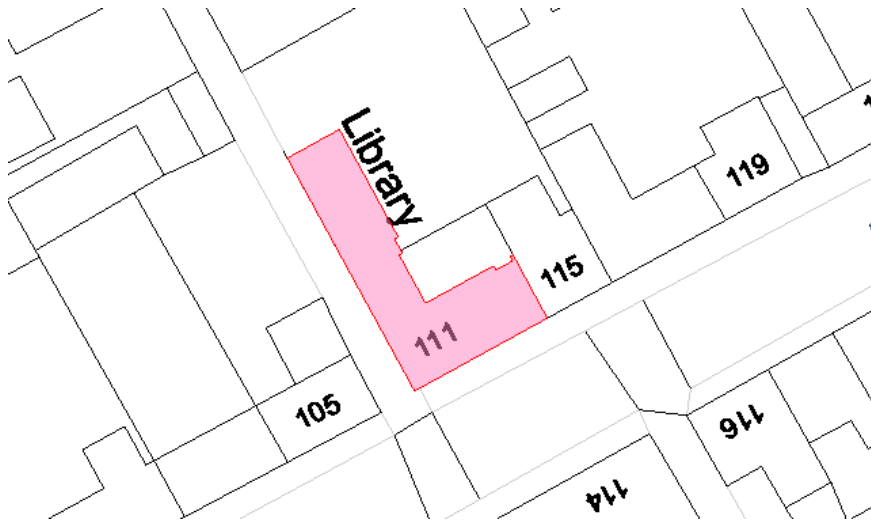
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Location Plan:



Site 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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