

ON THE INSTRUCTIONS OF

Aberdeenshire
COUNCIL



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25 Albyn Place, ABERDEEN AB10 1YL

FOR SALE
FORMER PRIMARY SCHOOL SUITABLE FOR
DEVELOPMENT FOR A VARIETY OF POTENTIAL USES,
SUBJECT TO PLANNING

**CLOSING DATE -
10.30AM MONDAY
19 DECEMBER 2018**



**FORMER MARKETHILL PRIMARY
SCHOOL**
BADEN POWELL ROAD
TURRIFF
AB53 4FE

Viewing is strictly by arrangement
with the sole selling agent.

Site Area:
1.525 Hectares
(3.768 Acres)

Contact:
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Edinburgh
0131 225 6612

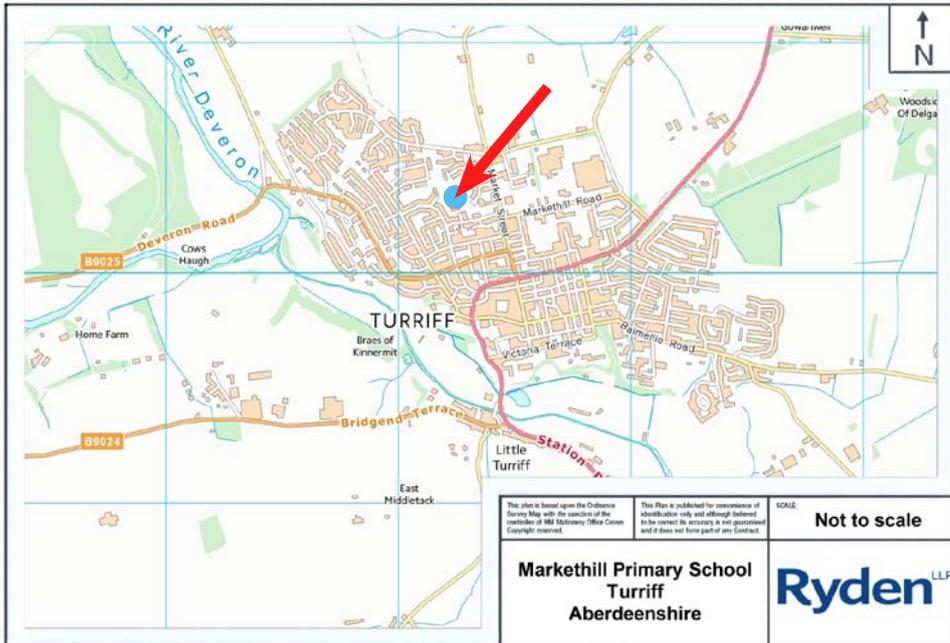
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

Turriff is a small town within the Formartine district of Aberdeenshire, located 33 miles North West of Aberdeen. The town has a population of approximately 5,000 (Census 2011), an increase of 12.7% in 10 years. Turriff has long been a market town and has strong links with the agricultural sector.

The main employers in the area include; Aberdeenshire Council, Ace Winches, Celebrations of Turriff and Harbro Group. Turriff is on the edge of commuting distance for employment within Aberdeen, with a 45 minute drive to the city.

The property is located to the north of Turriff on Baden Powell Road which branches off Market Street. The surrounding area is residential in nature, however, Markethill Industrial Estate is situated to the east of the subjects and the town centre lies to the south.

Description:

The former primary school has now been demolished and site clearance has now commenced.

Accommodation:

The overall site area is approximately 1.525 hectares (3.768 acres).

Services:

We understand the property is served with mains water and electricity.

However, interested parties should satisfy themselves regarding the detailed location and capacity of services.

Energy Performance Certificate (EPC):

A copy of EPC can be provided to interested parties.

Council Tax Banding / Rating Information:

The subjects are currently entered in the Valuation Roll as a School and have a Rateable Value of £96,000 effective from 1 April 2017.

Planning:

In terms of the Aberdeenshire Local Development Plan 2012, the subjects are contained within the Turriff town boundary. The playground to the rear of the site (comprising approximately 1.35 acres of open undeveloped land) forms part of Site P4 which is designated and protected for open space and recreational use. The remainder of the site is not designated.

The Aberdeenshire Local Development Plan 2016 is currently under examination, prior to formal adoption. As per the 2012 Plan, the current playground is designated for recreational use and is part of a green network, otherwise the site is not designated

Interested parties are requested to contact the local planning office with planning enquiries regarding alternative uses or re-development and these should be direct to:

Formartine Area Planning Office
45 Bridge Street
Ellon
AB41 9AA

Tel: 01467 539819

E-mail: fo.planapps@aberdeenshire.gov.uk

Price:

Offers in the region of £300,000 are sought.

VAT:

The sale price quoted is exclusive of VAT.

Land and Buildings Transaction Tax (LBTT):

The purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, where applicable.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Offers/Closing Date:

Our clients reserve the right to set a closing date should they wish. Details in this regard can be provided by the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date and details of the Council's tender procedures in due course that must be adhered to. All offers should be submitted in Scottish Legal Form.

The Council is not bound to accept the highest or indeed any offer.

Further Information / Viewing Arrangements:

For further information or to arrange a viewing, please contact:

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AB10 1YL

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