

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

Old Coal Yard & Shops
Deer Road
Maud
AB42 4NE

www.aberdeenshire.gov.uk/property

- Development opportunity of former coal yard
- Site area approximately 0.86 acres (0.35 ha)
- Popular village location
- Offers in excess of £70,000 are invited

Viewing Arrangements

To view the property or for further information please contact:

Jane Burgess

01779 483712

jane.burgess@aberdeenshire.gov.uk



Aberdeenshire Council is pleased to offer for sale by competitive tender the former coal yard and adjoining shops at Maud.

Location:

The former coal yard and shops are located in the centre of Maud in an established residential area. Maud is an attractive village on the B9029 just over 12 miles west of Peterhead and within easy commuting distance of Aberdeen.

Directions:

From Peterhead take the A950 pass through Mintlaw and take the B9029 to Maud. The property will be found in the centre of the village on the left.

Description:

The property comprises a site of 0.86 acre (0.35 ha) including two small shops that are in need of extensive renovation.

Services:

We understand the site is served with mains water, electricity and drainage in the road.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Home Report / Energy Performance Certificate (EPC):

A copy of the EPC for the shops is available on request.

Council Tax Banding / Rating Information:

The property will need to be assessed for Business Rates or Council Tax purposes dependent upon future use. Please contact Grampian Assessors for further details. Telephone: 01261 815516.

Planning:

Pre-application advice indicates that development of the site may be possible.

With regard to the proposed use of the subjects it is pointed out that it is the entire responsibility of any prospective purchaser to ensure that any proposals they have regarding the development of the site is acceptable to the Planning Authority. This also applies to any developer's contributions that the proposal may attract. It is recommended that prospective purchasers discuss these matters with both the Department of Planning and Environmental Services and The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer.

Contact details are as follows:

Buchan and Formartine Planning Team

Buchan House, St Peter Street, Peterhead, AB42 1QF

T: 01779 483724.

E: bu.planapps@aberdeenshire.gov.uk and fo.planapps@aberdeenshire.gov.uk

The Developer Obligation Team

Tel: 01330 825518

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers in excess of £70,000 are invited.



VAT:

VAT will be applied to the final sale price.

All enquiries regarding the VAT position should be addressed to:

E: vat@aberdeenshire.gov.uk

Date of Entry:

To be agreed upon conclusion of legal formalities.

Legal Costs:

In the usual manner each party will be responsible for their own legal and other expenses.

Land & Buildings Transaction Tax (LBTT):

The purchaser will be liable for any applicable LBTT and registrations dues.

Viewing Arrangements:

The site is available to view without appointment but if access to the shops is required or for further information please contact:

Jane Burgess on 01779483712

E: jane.burgess@aberdeenshire.gov.uk

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 Tel: 01224 664255.

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

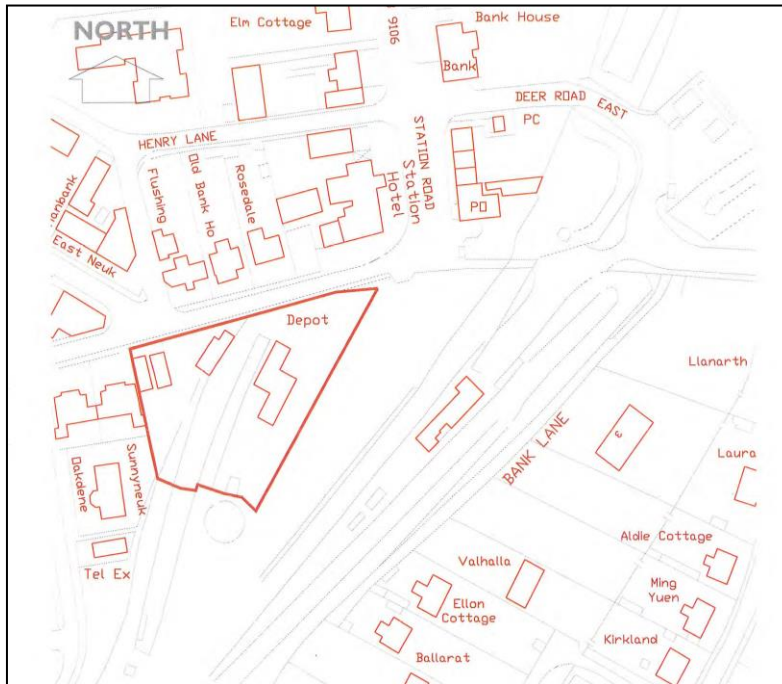
Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

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.

Date of Publication:

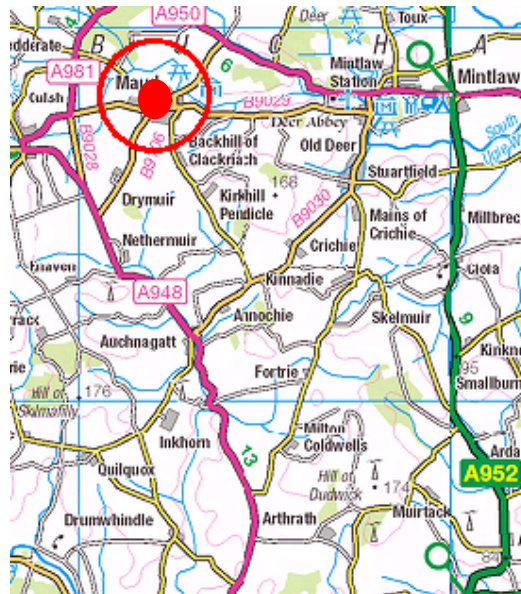
September 2016

Site Plan:



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Location Plan:



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Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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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.