

# Property Particulars

## FOR SALE



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### Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.

## Exceptional Development Opportunity

### KIRKVILLE (PROCTORS)

Kirkton of Skene  
Near Westhill  
Aberdeenshire  
AB32 6YA

- Unique Grade 'C' Listed Building
- 4 Reception rooms
- 6 Bedrooms
- Outbuildings

## Aberdeenshire Council has been commissioned to sell this property on behalf of the Trustees for Proctors Orphanage.

### Location:

Lying a short distance to the West of Westhill this property is situated on the North side of Skene Road, which links Westhill to Kirkton of Skene. Westhill is a thriving community with an excellent range of shops including Tesco and a Marks & Spencer food store, excellent primary and secondary schools, library and sports facilities. Aberdeen and its varied amenities, together with Dyce Airport, are easily accessible.

### Description:

Set in open countryside, Kirkville is a unique, 'C' Listed property of genuine architectural and historic significance and enviable character. Potential purchasers should note that only the land and buildings within the area coloured pink on the plan is being sold. Servitude access rights over the area coloured green will be granted.

Designed by Jenkins and Marr, Aberdeen, dated 1891, the property is a well detailed 2-storey, 3-bay, piend-roofed pink granite villa originally built as an orphanage. Adjacent to the main house is a small single-storey L plan gambrel-roofed steading.

The property is prominently sited on raised ground at the head of a long driveway. The property is in need of refurbishment and renovation but affords the opportunity to create a unique country home set within spacious policies. The property retains some interesting period features and provides an exceptional development opportunity. The subjects are to be sold as seen.

**All the land and buildings shown coloured pink on the plan is being sold.**

**Potential purchasers should note that the Trustees will retain ownership of the fields**



coloured blue but are willing to consider a lease of these areas to the subsequent purchasers by separate agreement.

**Servitude rights of access will be granted over the tree-lined avenue shown coloured green, however the Trustees reserve the right to possibly vary this route, at their own expense, in the future.**

### Accommodation:

The main building accommodation extends to 296.5 square metres (3,191 sq ft) Gross Internal Area or thereby. In brief, the accommodation comprises:

- **Ground Floor**  
Entrance vestibule, hall, 4 reception rooms, rear entrance hall, 2 stores, utility room, toilet, kitchen.
- **First Floor**  
Corridor, 6 bedrooms, office, 4 store rooms, 2 bathrooms, toilet.
- **Attic Floor**  
Extending to 35.3 square metres (380 sq ft), with lighting / electrical sockets, part floored and used as additional storage.

*See floor plans for more detailed layout.*

### Steading:

Comprises stone and slate former steading / stable block.

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

### Services:

Main services are available at the property, however, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

No guarantees are given in respect of the plumbing, heating or electrical systems.



### Energy Performance Certificate (EPC):

Having regard to the properties present condition neither a Home Report nor Energy Performance Certificate is provided.

### Council Tax Banding / Rating Information:

The property was last used for non-domestic purposes and has a rateable value of £12,250. The property will need to be re-assessed for either rates or council tax based on its future use.

### Planning:

Whilst the property was most recently used as a residential home, it is considered that the property might be suitable for residential use, or possibly as an office or hotel / guesthouse.

As this is a listed building set within the countryside, potential purchasers should in all instances make enquiries with the local planning office regarding their development proposals.

Contact:

**Neil Mair** Senior Planner

Tel: 01467 628324

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

### Price:

Offers in excess of £450,000 are invited for the property.

### Stamp Duty Land Tax:

The purchasers will be responsible for the stamp duty land tax levied on the sale price.

### Legal Costs:

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

### Date of Entry:

To be agreed upon conclusion of legal formalities.



### Offers:

The Trustees are inviting relatively clean offers for the property as the property is being sold as seen.

Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and must be submitted in the official tender envelope provided.

Offers submitted otherwise than in accordance with this requirement may not be considered.

Any persons who wish to submit an offer to purchase the property should note their interest with:

### Estates Manager

Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

Tel: 01224 664255

In the event of a closing date being set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the tender procedures that must be strictly adhered to.

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

### Viewing Arrangements:

To view the property or for further information please contact:

**Gervase Topp** Area Estates Surveyor

Tel: 01467 628025

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

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

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