



PROPERTY PARTICULARS



FOR SALE

**NICOLL LODGE
MANSE ROAD
RHYNIE
AB54 4HD**

www.aberdeenshire.gov.uk/property

Location

Aberdeenshire Council offer for sale by competitive tender the former care home, Nicoll Lodge, Rhynie.

The property is located in a quiet position on the outskirts of the village of Rhynie in close proximity to all local services. Aberdeen City and Airport (39 miles) can be accessed from the nearby A97 while regular rail services provide ample public transport options from the neighbouring villages of Insch and Huntly.

Extract plans are provided showing the location and approximate boundaries of the subjects.

Directions

On entering Rhynie from Alford on the A97, take the first right (Manse Road). Follow this for approximately 50metres. Nicoll Lodge is located on the left. From Huntly, pass through the village and Manse Road is the last road on the left.

Description

The subjects of sale constructed in the Colonial Style was originally built as a local cottage hospital which opened in May 1930. In the 1960s it became a residential children's home then more recently as a hostel. The hostel provided temporary accommodation for some 9 families with individual bedrooms, ancillary lounge areas, toilets, bathrooms and kitchen facilities.

Nicoll Lodge is set within a rural location in its own landscaped grounds, occupying a generously sized site of approximately 0.12 ha (0.3 acres) with an attractive outlook to the south over the surrounding countryside. The subjects comprise a two-storey building with a single storey annex extending to the rear. Adequate car parking is available to the front and sides of the property.

The property comprises of roughcast stone built construction with pavilion style slate roof and benefits from oil fired central heating and double glazing throughout. Internally the property is in need of renovation and upgrading to bring it up to modern standards, but offers the potential for a number of interesting development projects such as a family dwelling house, residential care home, bed and breakfast business or private hotel. Subject to planning approval there may also be the potential for additional development within the existing feu.

Prospective purchasers should be aware that it is likely that a planning gain contribution may be required depending on the type and level of development.

Accommodation

The accommodation set over two floors comprises:

Ground Floor:

Entrance hallway with external DDA access ramp, Office, 6 Private bedrooms each with wash hand basin, 2 Bathrooms/Toilets, 2 Kitchens, Store, Stairwell to first floor, Corridor/Hallway to Annex

Annex:

Common Room/Lounge, Playroom/Store, Kitchen, Store, Laundry, Toilet/WC, Drying Room, Boiler Room,

First Floor:

3 Private bedrooms each with wash hand basin, 2 Bathrooms/Toilets , 2 Kitchens, 2 Stores, Access to attic space

Gross internal area is approximately 310.3m²

Services

The property is served with mains electricity, mains water supply and mains drainage. Heating is provided by means of an oil-fired boiler.

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

Home Report

The property is exempt from the Single Survey and Property Questionnaire aspects of the Home Report legislation.

An Energy Performance Survey (EPC) report is available for inspection.

Rating/Council Tax Banding

The subjects are currently rated under Class 8 as a residential institution with a Rateable Value of £10,000 (2005) per annum. The subjects are not currently classified within a Council Tax band and will require to be assessed on the basis of proposed and/or future residential use.

Planning

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 future use of the property is acceptable to the Planning Authority. It is recommended that prospective purchasers discuss these matters with Planning and Environmental Services of Aberdeenshire Council prior to submitting an offer. The Service concerned is located in Viewmount, Arduathie Road, Stonehaven, AB39 2DQ. Tel: 01569 768 275.

Prospective purchasers will be held to have satisfied themselves as to the exact planning position.

Price

Offers in excess of £200,000 are invited.

Date of Entry

By arrangement

Viewing Arrangements

By prior arrangement:

Contact: -

John Tytler Thomson - Estates Surveyor
Aberdeenshire Council
Woodhill House, Westburn Road, Aberdeen AB16 5GB

Telephone (01224) 664225

Email: john.thomson@aberdeenshire.gov.uk

Offers

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, either in writing or by telephoning Aberdeen (01224) 664255.

All persons who have requested that their interest in the property be noted, will be sent details of the closing date once it has been set together with details of the Council's tender procedures that must be strictly adhered to. Offers to purchase will state the price and must be valid offers in accordance with Scottish Law and be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may not be considered.

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

Conditions of Sale

MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and you are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. You are strongly advised to verify their condition prior to submitting an offer to purchase.

Any plans, areas, measurements of distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given in good faith and prospective purchasers should satisfy themselves on such matters prior to submitting an offer.

NOTICE TO PROSPECTIVE TENDERERS

The following important notes are applicable to the submission of tenders.

1. It is the responsibility of each tenderer to ensure that the tender is received at the office of the Head of Legal and Governance, Woodhill House, Westburn Road, Aberdeen, AB16 5GB before 10.30 a.m. on the closing date detailed in the attached Tender Document.

LATE AND FAXED TENDERS WILL NOT BE ACCEPTED

2. All tenders received after the closing time will not be considered and will be opened, identified and returned to the sender immediately.
3. The use of outside agents as Couriers, British Rail, Red Star, Royal Mail, DX Exchange or other similar organisations, may not necessarily guarantee delivery by the required date and time especially during inclement weather. It is the responsibility of the tenderer to ensure that the tender is timeously received at the above mentioned office.

