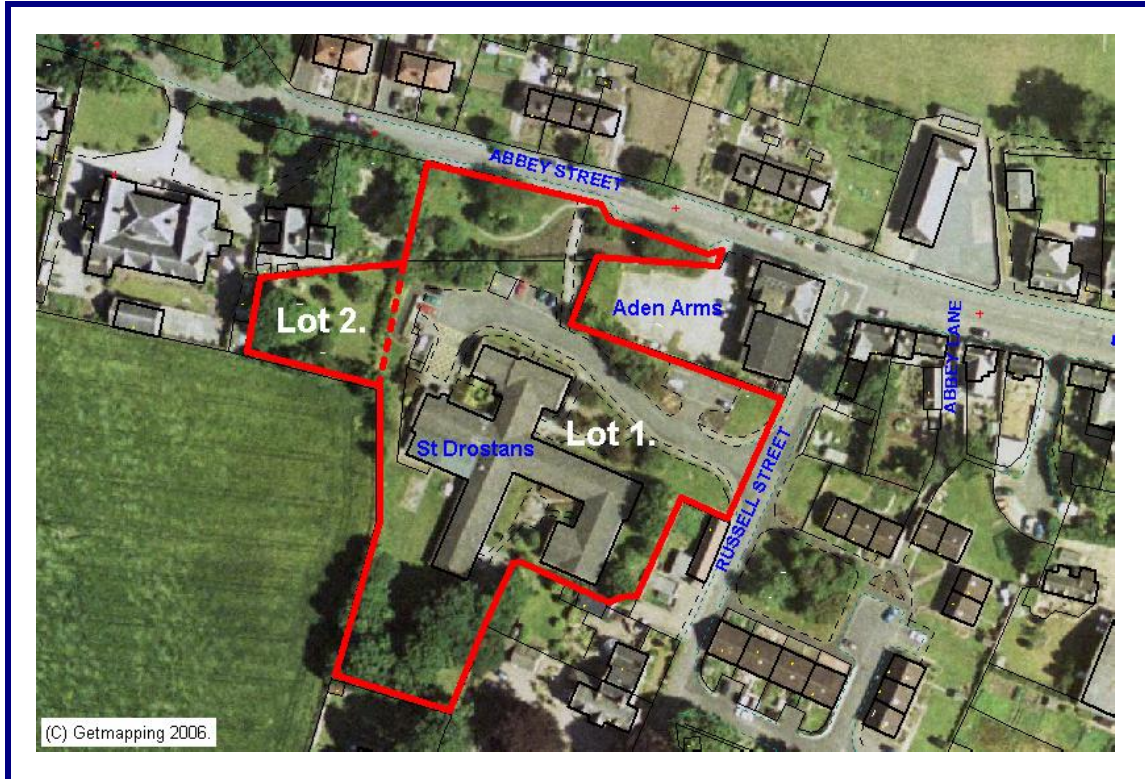




PROPERTY PARTICULARS



FOR SALE

**POSSIBLE RE-USE OR
DEVELOPMENT OPPORTUNITY
FORMER CARE HOME
ST. DROSTAN'S, OLD DEER,
ABERDEENSHIRE AB43 8XG**

www.aberdeenshire.gov.uk/property

Location:

The property is located on an attractively landscaped site, some two acres or thereby in extent, lying within the Old Deer Conservation area. Old Deer is a pleasant rural village with local amenities. Further facilities are available in the town of Mintlaw, some 2 miles east of Old Deer. Peterhead, Fraserburgh, Inverurie and Aberdeen are all within commuting distance. The property is located on Russell Street, Old Deer and is signed from the centre of the village.

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

Description:

LOT 1:

The subjects comprise:- A single storey building formerly used as a care home for the elderly, occupying a site extending to 0.84 hectares (2.07 acres) or thereby. The building is of concrete block construction, harled externally and has a concrete tiled roof and concrete floors through out. Externally there is parking for several cars a small concrete block built garage and outhouse and mature garden grounds.

LOT 2:

Plot of land extending to 930 square metres (0.23 acre) or thereby.

Accommodation:

LOT 1:

The accommodation comprises 31 bedrooms, a large communal lounge, several communal sitting areas, a communal dining room, kitchen, office and staff facilities together with several ancillary rooms.

Internally the property extends to some 1552 m² GIA.

Services:

LOT 1:

The property is served with mains electricity, drainage and water and benefits from an underfloor electric heating system. The purchaser will accept the underfloor heating in its present condition as the seller will not guarantee its functionality nor undertake any repair or maintenance works.

LOTS 1 AND 2:

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

Council Tax Banding / Rating Information

The rateable valuation in the 2005 Valuation Roll is £32,750

Planning:

St Drostan's lies within the Old Deer Conservation Area. It is the responsibility of prospective purchasers to ensure that any proposals they have regarding the

future use of the subjects is acceptable to the Council's Planning Service. Enquiries relating to proposed uses should be directed to:

Area Planning Officer (Buchan), Arbuthnot House, Broad Street, Peterhead, AB42 1DA. Tel. 01779 477363.

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

Home Report / Energy Performance Certificate (EPC):

An Energy Performance Certificate has been completed for the property (May 2009) and is available to view on request.

Price:

Offers in excess of £210,000 are invited for the whole subjects. The sale will be exempt from V.A.T.

Date of Entry

On conclusion of all legal formalities

Viewing Arrangement

By prior arrangement. Contact: Julie McWilliam 01779 483712
E.mail: Julie.mcwilliam@aberdeenshire.gov.uk

Offers:

In the event of a party offering for both lots the offer must specify the amount offered in respect of each separate lot.

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 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.

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

May I take this opportunity of bringing to your attention the following important notes regarding the submission of tenders.

1. It is the responsibility of each tenderer to ensure that the tender is received at the office of the Director of Law and Administration, 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.

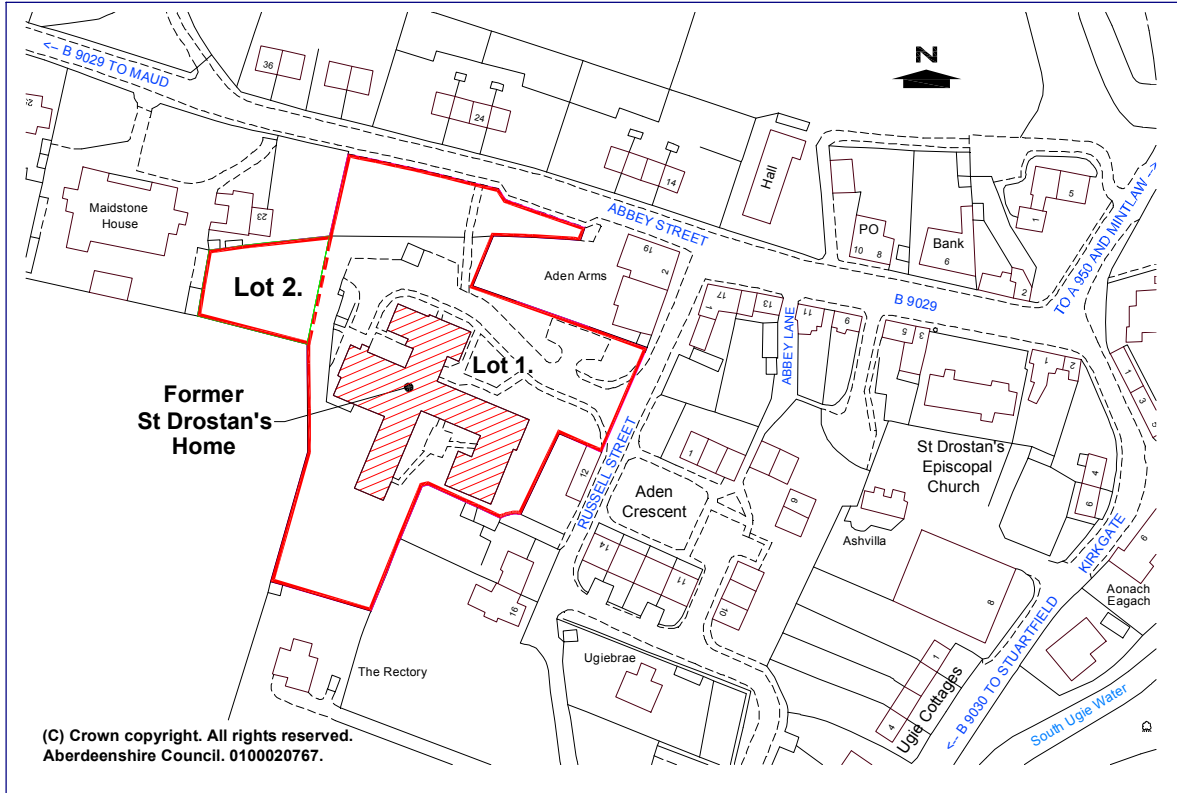
1. The orange tender envelope which has been supplied with this Tender for use by prospective tenderers has been specifically selected so that it is clearly identifiable when received in Woodhill House with other mail. Should you enclose it within a standard envelope or send it by courier services within their special envelopes, the word "**TENDER**" together with the closing date must be prominently displayed with the address on these envelopes for the ease of identification on arrival at Woodhill House.

If your tender documents are larger than the envelope provided please tape the orange envelope to the outside of your package to ensure the tender information is clearly visible.

2. All tenders which are delivered by hand, or sent by courier service should be delivered to the Main Reception Desk, Ground Floor, Woodhill

House, Westburn Road, Aberdeen, AB16 5GB where a receipt will be given detailing the date and time of receipt of the tender.

Site Plan



Location Plan

