



Development Opportunity
(Subject to Planning)

FORMER PUBLIC TOILETS

Harbour Street, Boddam, Aberdeenshire,
AB42 3AU

- Site Area 32.7sq.m.(0.008 acres) or thereby
- G.I.A 25.44sq.m.(274sq.ft) or thereby

Offers in excess of £7,000

FOR SALE

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HARBOUR STREET, BODDAM, ABERDEENSHIRE, AB42 3AU

Location:

The property is located on Harbour Street in the coastal village of Boddam, approximately 47km (29 miles) North of Aberdeen and 4.8km (3 miles) South of Peterhead. Boddam is situated to the East of the A.90, within the Energetica Corridor and Strategic Growth Area, and has a population of approximately 1,200 (2021). The surrounding area is a mix of residential and commercial uses. Extract plans are provided below showing the location and extent of the subjects.

Description:

The property is a single storey, detached former toilet building of traditional “granite effect” block construction with painted timber fascia and flat roof. The property is configured internally as a public toilet with independent male and female accommodation and separate entrances. The building is situated on the West side of Harbour Street. There are concrete paths on both North and South elevations of the building providing access to the rear. Both male and female accommodation are accessed from the South elevation. There is a further pedestrian access door on the East elevation. It is envisaged that upon demolition of the existing building, the site will offer scope for a new development opportunity, subject to planning. The site will be sold as seen and no guarantees or warranties are available.

Accommodation:

We understand the extent of the accommodation to be.

Gross internal area (G.I.A.) 25.44sq.m. (274sq.ft.) approx.

Site Area 32.7sq.m. (0.008acres) approx.

Measurements have been calculated in accordance with the R.I.C.S. Code of Measuring Practice (6th Edition).

Services:

It is understood that the property is served with mains water and electricity with drainage to the main sewer. Interested parties should make their own enquiries about the detailed whereabouts, capacity, and availability of services. Purchasers are required to satisfy themselves on building condition, reports, surveys, ground conditions and other environmental information.

Energy Performance Certificate:

It is envisaged that the current building will be demolished, and accordingly an EPC is not required.

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Rating Information:

The property is currently entered in the Valuation Roll as a Public Convenience with a Net Annual Value/Rateable Value of £1,900, effective from 1st April 2023. Change to use and layout will require the property to be re-assessed for rating purposes.

Planning:

The subjects lie within an area not zoned for any specific use within the 2023 Aberdeenshire Local Development Plan. The property last operated as a Public Convenience. It is recommended that any potential use/development proposals are discussed with Aberdeenshire Council Planning team at the earliest opportunity.

E: planning@aberdeenshire.gov.uk

T: 01467 534333

Price:

Offers in excess of £7,000 are invited.

Land and Buildings Transaction Tax (LBTT):

The purchaser will pay any Land & Buildings Transaction Tax and registration dues, where applicable.

Viewing Arrangements:

The site and exterior of the property are available to view without appointment. For viewings of the interior, please contact: Estates

T: 01467 469261

E: estates@aberdeenshire.gov.uk

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Offers:

Any persons who wish to submit an offer to purchase the subjects should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Offers to acquire must state the price, proposed use 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 of a closing date being set, all persons who have noted an 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.

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

Site Plan:



Location Plan:



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.

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

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