



Conversion/Development Opportunity
(subject to planning)

FORMER COMMUNITY CENTRE

Largie, Inch, AB52 6ND

- Site Area 1,206sq.m. (0.3 acres) or thereby
- G.I.A. 174.11sq.m. (1,874sq.ft.) or thereby

**Offers in excess of £50,000 are
invited**

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

FOR SALE

FORMER COMMUNITY CENTRE

Largie, Inch, AB52 6ND



Location:

The property is situated directly off Largie Road, in the hamlet of Largie, a rural, predominantly agricultural area in the heart of Garioch, approximately 5km (3 miles) North of Inch and 16km (10 miles) South of Huntly. The former Largie Schoolhouse adjoins the feu on the Southside. Extract plans are provided below showing the location and extent of the subjects.

Description:

The property comprises a former School, then subsequently a Community Centre, occupying a prominent corner site within the hamlet of Largie. The Community Centre was closed in 2017.

The main detached hall building is of single storey, granite block construction with a pitched and slated roof and suspended timber floor. Some of the walls have been dry-dash rendered/harled. Some areas of the roof have recently fallen into disrepair. Internally, the accommodation provided includes a large hall, together with entrance hall, small meeting room, kitchen area and toilet facilities.

A small, dilapidated outbuilding sits within the former playground which is of granite block construction with pitched and slated roof. Mature beech trees are present along sections of the east and west boundaries.

Accommodation:

We understand the extent of the accommodation to be:

Gross Internal Area (G.I.A.) 174.11sq.m. (1,874sq.ft.) approx.

Site Area 1,206sq.m. (0.3acres) approx.

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

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Services:

It is understood that the property is served with mains water and electricity with drainage to a septic tank. 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 (EPC):

The building has an EPC Rating of G.

Rating Information:

The property is currently entered in the Valuation Roll as a Community Centre with a Net Annual Value/Rateable Value of £6,200, effective from 1st April 2023. Change to use and layout will require the property to be re-assessed for rating purposes.

Planning:

The property last operated as a Community Centre. The existing building falls within Use Class 10 (non-residential institutions) of the Schedule to The Town & Country Planning (Use Classes) (Scotland) Order 1997. It is considered feasible to convert the existing

building into a single residential house, subject to planning. Alternatively, the building could be demolished, and a new single detached house built on the site, subject to planning approval being obtained.

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](mailto:planning@aberdeenshire.gov.uk)

T: 01467 534333

Price:

Offers over £50,000 are invited

VAT:

The property is not opted to tax and no V.A.T. will be payable on the purchase price.

Date of Entry:

By arrangement, following conclusion and purification of missives.

Legal Costs:

Each party will bear their own legal costs and other expenses.

Viewing Arrangements:

To arrange a viewing please contact:

Land & Building Transaction Tax (L&BTT):

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

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 is not bound to accept the highest or indeed any offer received.

Viewing Arrangements:

To arrange a viewing please contact the Estates Team:

T: 01467 469261

E: estates@aberdeenshire.gov.uk

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.

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

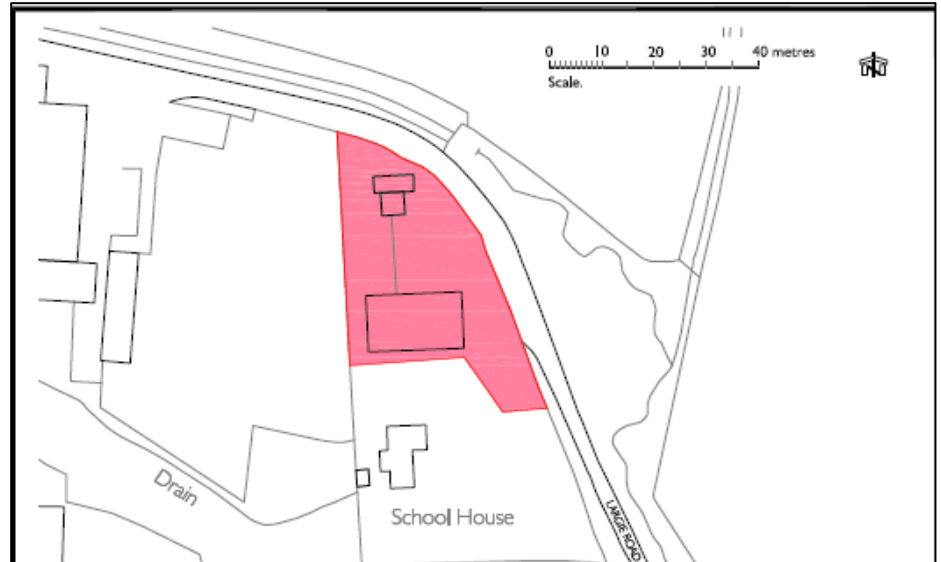
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Location and Site Plan:



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.

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Date of publication: August 2023 KM