



Conversion Opportunity
**CAIRNBANNO COMMUNITY
CENTRE**

Cairnbanno, New Deer, AB53 6YD

- Site Area 1,560sqm (16,792sqft)
- Gross Internal Area 156sqm (1,679sqft)

Offers Over £48,000

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

FOR SALE



Location:

The Property is in Cairnbanno, which is rural community 3 miles west of New Deer. New Deer is a village with a population of around 750 approximately 27 miles north of Aberdeen, 12 miles north of Ellon, and 11 miles east of Turriff. Cairnbanno is within the catchment area for New Deer primary school and Mintlaw Academy.

The property is semi-detached and is attached to the former schoolhouse on the southern side. It is bounded on the north by the adopted public road, and on the east and west by open fields.

Description:

The Property was formerly Cairnbanno primary school and is attached to the former schoolhouse which is now in private ownership. Internally it contains 2 large halls, a kitchen, toilets and entrance lobbies. The building is of stone construction with a roughcast external render and the roof is pitched with a slate covering. The windows are single glazed timber casements. The internal floors are mainly tongue and grooved timber boards, with a vinyl covering in the kitchen area. The walls are plastered and painted with wood panelling at lower levels. The ceilings are plastered and painted and there is pending lighting.

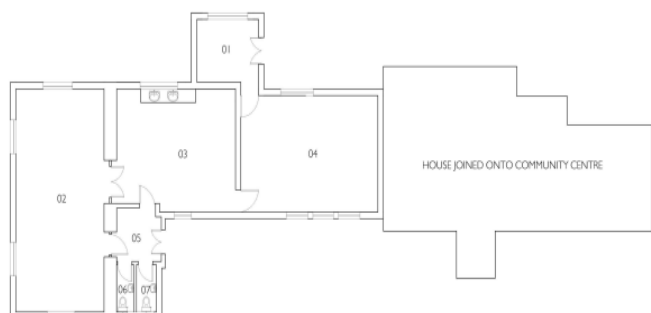
The site is enclosed by a stone boundary wall, and there are small mono-pitched outbuildings next to the boundary walls which are in poor condition.



Internal Accommodation:

Entrance lobby (1)	10.20sqm
Hall (2)	50.10sqm
Kitchen (3)	36.20sqm
Hall (4)	39.90sqm
Entrance lobby (5)	6.10sqm
WC (6)	2.00sqm
WC (7)	2.30sqm

Total 146.80sqm



Services:

There is an oil-fired heating system with wall mounted radiators. There is mains electricity and water, and water charges are calculated with reference to the property's rateable value.

Drainage is to a septic tank located in the field on the western side of the property. The property benefits from expressed rights to discharge to this septic tank and also rights to repair and maintain the septic tank infrastructure.

Access:

Access is from the adopted road at the front of the property.

The adjoining schoolhouse benefits from 2 access servitudes that permit pedestrian access and egress across ground on the western side of the property, and vehicular access and egress across ground on the eastern side of the property. The schoolhouse also uses ground on the eastern side of the property for parking vehicles.

Energy Performance Certificate (EPC):

The Property has an EPC rating of G.

Rating:

Rateable value of £6,100 with effect from 01/04/2023.

Planning:

The Property has planning consent for the former use as a community hall (Use Class 11). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

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Price:

Offers more than £48,000 are invited.

Property Condition & Warranties:

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical systems and any gas supply) in the property are in working order or any condition.

VAT:

Sale will be exempt from VAT.

Legal Costs:

Both parties will be responsible for their respective legal costs.

Viewing Arrangements:

To arrange a viewing please contact:

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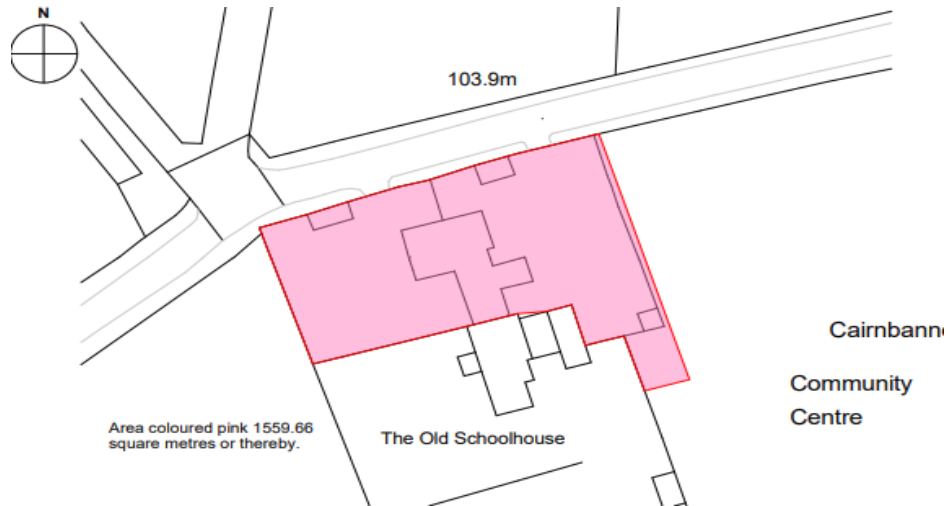
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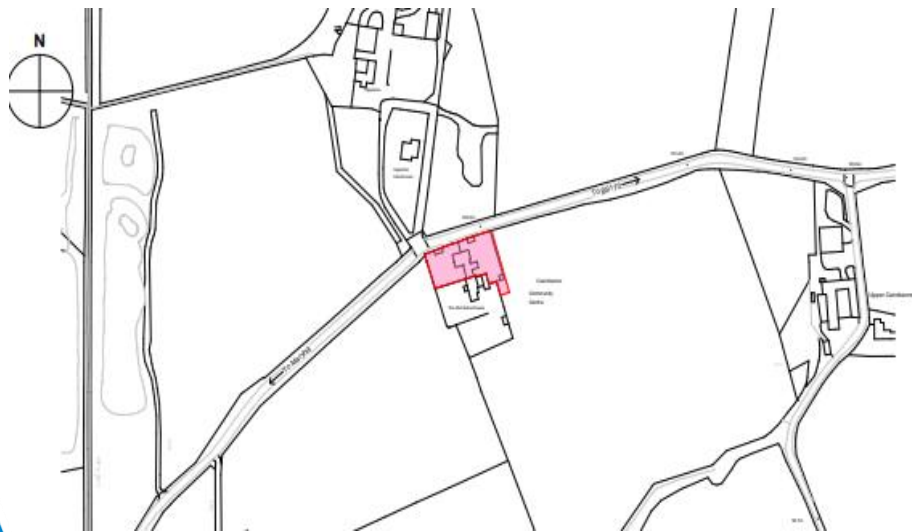
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Site Plan:



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.

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