



FORMER BIRKENHILLS COMMUNITY CENTRE

Birkenhills, Turriff, AB53 8EJ

- Site area – 850 sqm
- Gross Internal Area – 173 sqm

OFFERS OVER £48,000

FOR SALE

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

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Location:

The property is in Birkenhills, which is a rural community approximately 3 miles south of Turriff. The property is the former Birkenhills Community Centre (former Birkenhills primary school) and is attached to the former schoolhouse. The schoolhouse is privately owned.

The site area is approximately 850sqm. The site is bounded on the west by the A947 public road, on the north by the former schoolhouse building and ground belonging to the schoolhouse, on the east by garden ground belonging to the schoolhouse, and on the south by an agricultural field.

Description:

The main building has a gross internal (GIA) of approximately 173sqm and comprises 2 large halls, entrance/kitchen, toilets, corridor/vestibule and storeroom.

The main building is semi-detached. It is single storey and is of traditional stone construction with a pitched, slated roof. The windows are single glazed timber sash and case. There is a small single storey extension at the front of the property with a lean-to slate roof, single glazed timber casement windows, and roughcast external render.

Internally the main halls have timber floors, and the toilets, corridors and entrance have concrete floors. The walls are plastered and painted with low level wood panelling. The ceilings are plastered and painted. There is electric pendant lighting and electric wall mounted radiators.

There are external storage buildings next to the eastern boundary, which are in poor condition. The site is enclosed by a stone boundary wall which is part shared with the schoolhouse property. The southern boundary wall has partially collapsed.

Services:

There is electric wall mounted heating and mains water. Drainage is to a septic tank located in the field next to the southern boundary. There is currently no expressed legal agreement with the landowner to use the septic tank although it has been used by the community centre for many years. The septic tank is also used by the former schoolhouse and pipes to the septic tank run through the community centre site.

Access:

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



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EPC:

The property has an EPC rating of G.

Rating:

Rateable value of £6,600 with effect from 01/04/2023.

Planning:

The property has planning consent for the former use as a community hall (Use Class 10). 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:

Email: planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers in excess of £48,000 are invited.

VAT:

Sale will be exempt from VAT.

Land & Buildings Transaction Tax (LBTT):

The purchaser will be liable for any applicable LBTT and registration dues.

Legal Costs:

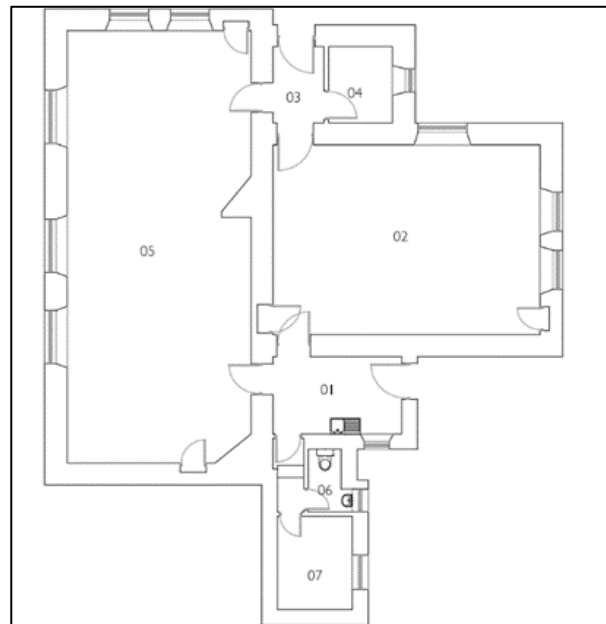
Both parties will be responsible for their own legal costs.

Internal Floor Areas:

Entrance/Kitchen (1)	12.60 sqm
Hall (2)	51.00 sqm
Corridor/Vestibule (3)	4.80 sqm
Disabled Toilet (4)	4.70 sqm
Main Hall (5)	77.30 sqm
WC (6)	2.20 sqm
Storeroom (7)	6.80 sqm

Total 159.40 sqm

The gross internal area, including internal walls, is approximately 173.00 sqm.



Viewing Arrangements:

To arrange a viewing please contact:

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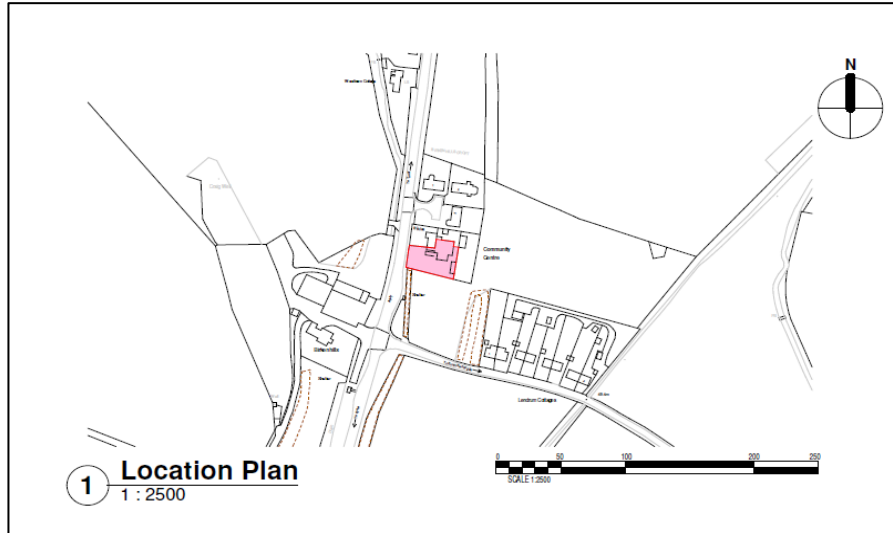
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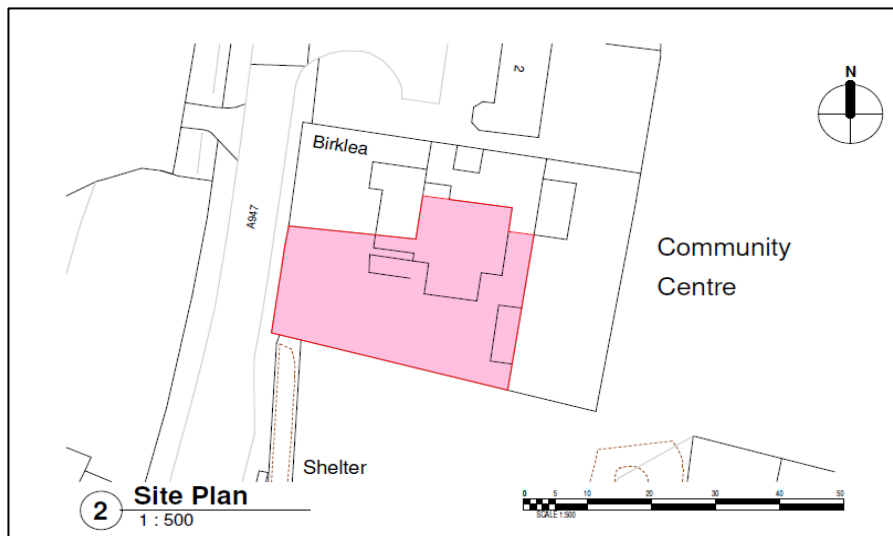
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Location Plan:



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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