



CONVERSION OPPORTUNITY

FORMER STRACHAN SCHOOL KITCHEN AND GARDEN

Strachan, Banchory, Aberdeenshire, AB31
6NN

- Site Area – 2,104m² (22,647ft²)
- Gross Internal Floor Area – 33m² (355ft²)

Offers Over £80,000

FOR SALE

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



Location:

The property is located within the village of Strachan, approximately 4 miles west of Banchory and 21 miles southwest of Aberdeen. Strachan is an attractive settlement in Deeside and comprises mainly residential properties located on, and set back from, the B974. The village has no local services, however Banchory to the east is a larger commuter town with many high street shops, supermarkets, healthcare and educational facilities as well as other services.



Description:

The property is the former Strachan school kitchen and garden. It is located behind the former Strachan primary school and is reached via a private road on the northern side of the B974.



The site extends to approximately 2,104m² and is bounded on the north by a privately owned residential property, on the west and south by the private road that provides access to the property, and on the east partly by agricultural land and partly by a residential property. The site is enclosed by masonry stone walls and is also split into two sections by a masonry wall. The smaller site to the south contains the former school kitchen building and a small timber shed, and the larger site to the north is the former school garden. There is pedestrian access linking the two sections.

The kitchen building in the southern section is accessed from the southwest corner of the site via concrete steps with a metal handrail. The kitchen building has a gross internal area of approximately 33m². It is a single storey detached building with rendered masonry walls and a Sarnafil covered flat roof. The windows are double glazed timber casements (frosted glazing to the WC). The building comprises a kitchen area, two vestibules and a WC. All areas have vinyl floor coverings and painted plaster walls and ceilings. Lighting is ceiling mounted strip lights and heating is from wall mounted electric heaters.

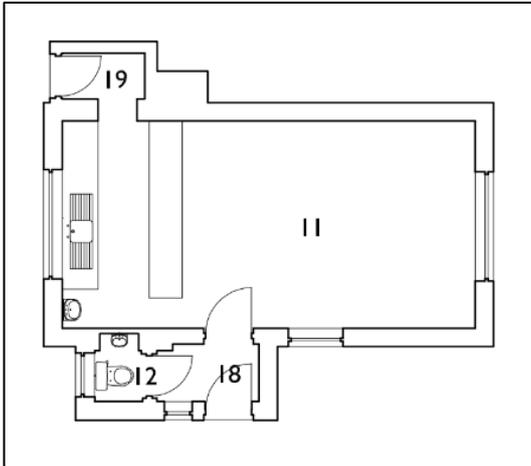
Externally, the wider garden site is generally overgrown with trees, shrubs and grass. There is a mixture of mature and young trees. The site slopes upwards from south to north, and there are some redundant children's play fixtures such as timber balancing steps and a swing. The boundary walls are generally in good condition although there is a damaged section to the east. The garden site has a timber access gate in the west boundary wall.

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

FORMER STRACHAN SCHOOL KITCHEN & GARDEN SITE

Strachan, Banchory, Aberdeenshire, AB31 6NN

Floor Plan:



Services:

The kitchen building has mains electricity. Foul and surface drainage is to the public sewer via drainage pipes that run through the former school site. There is a private, shared water supply from Scottish Water.

Utilities:

There is an overhead electricity cable on the eastern side of the site. There is a BT Telecoms post and overhead wire running through the middle of the site.

Access:

Pedestrian and vehicular access to the property is from the B974 via a private road. Pedestrian and vehicular access has been taken from this private

road for many years although the property does not benefit from any expressed servitude rights to use this road for access. The Council should be in the position to provide an affidavit confirming that pedestrian access has been exercised over and across this road for a continuous period in excess of 20 years. The Council is unable to provide affidavit evidence confirming that vehicular access has been exercised in the same way. Further information can be provided on request.

EPC (Energy Performance Certificate):

The kitchen building is below 50m² and does not require an Energy Performance Certificate.

Rating:

The ratable value is £130 with effect from 31/05/2024.

Planning:

The property has planning for its previous use as a kitchen for the former Strachan Primary School. Parties interested in obtaining consent for alternative uses 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 £80,000 are invited.

Property Condition and 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 items and any gas supply) in the property are in working order or any condition.

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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Offers:

Any 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. T. 01467 469261.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the 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 offer or indeed any offer received. Offers the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase 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.

Viewings:

To arrange a viewing please contact Estates Admin.

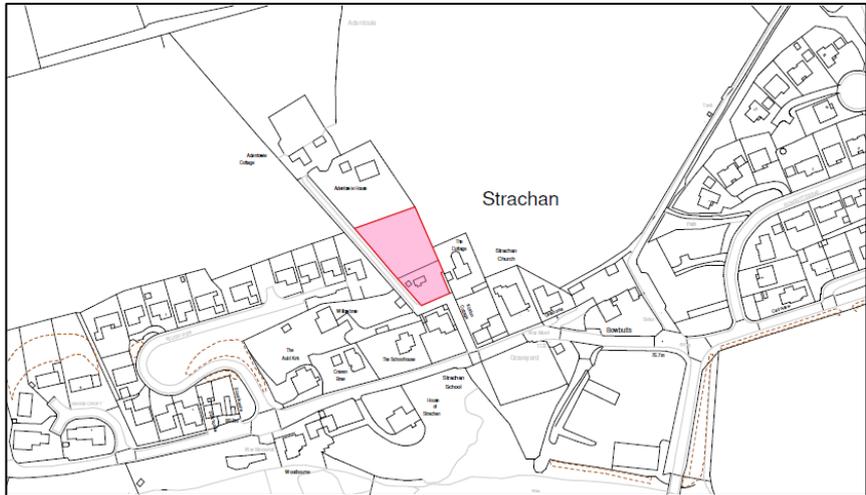
Telephone: 01467 469261

Email: estates@aberdeenshire.gov.uk

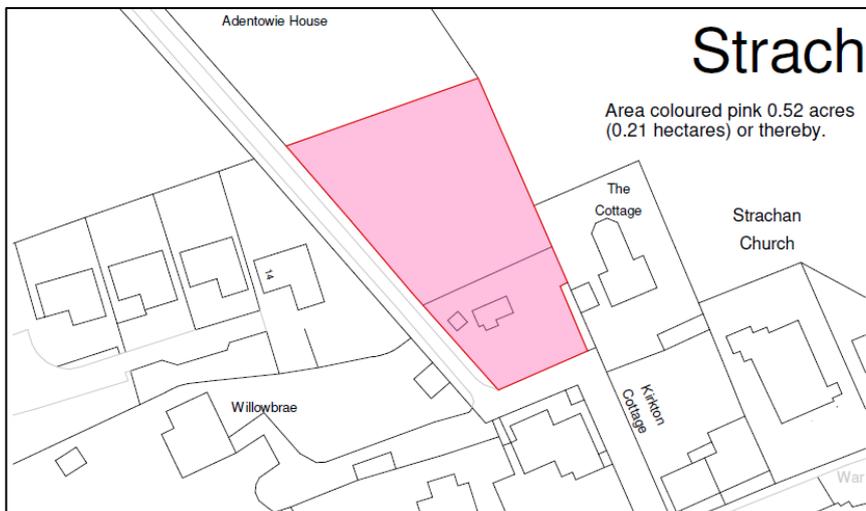
FORMER STRACHAN SCHOOL KITCHEN & GARDEN SITE

Strachan, Banchory, Aberdeenshire, AB31 6NN

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.

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

Date of publication: April 2025