



FORMER PORTSOY LIBRARY

Aird Green, Portsoy, AB45 2RH

- Site Area - 326m² (3,509 ft²)
- Gross Internal Floor Area – 69m² (743ft²)

Offers Over £60,000

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

FOR SALE



Location:

The property is the former Portsoy Library in Portsoy. Portsoy is an attractive coastal village on the north coast of Aberdeenshire, approximately 8 miles west of the town of Banff. The property is located on Aird Green overlooking the coastline and has clear views from the front of the property (east) along the coast and out to sea, which is a particularly attractive feature of the property.

Portsoy is a traditional fishing village benefitting from good local amenities including hotels, restaurants, shops and a medical centre. There is a local primary school and Portsoy is within the catchment area for Banff Academy.

The site area is approximately 326m². The property is bounded on the south and west by privately owned residential properties, on the north by a private garden and on the east by Aird Green.

Description:

The property has a gross internal area (GIA) of approximately 69m² and comprises a large room that was formerly used as the main library space, a small vestibule, and WC.

The building is a detached, single-storey, property of traditional stone construction with a pitched and hipped roof with slate covering and tile ridges. The windows are single glazed sash and case. The property benefits from painted cast iron rainwater goods and a solid timber door to the front with glass inserts.

The main garden areas are to the front and rear of the building and have stone gravel surfacing. There are a small number of shrubs to the front of the property. The boundaries are defined by a timber fence to the west and stone walls to the north, east and south.

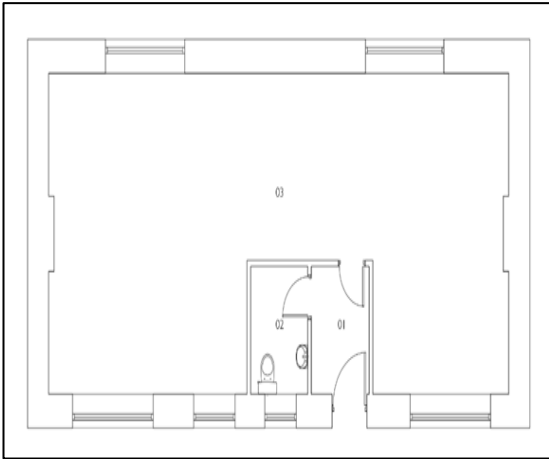
Internally the property has concrete floors throughout with carpet coverings in the main room and vinyl covering within the vestibule and WC. The walls and ceilings are plastered and painted. There is electric strip lighting within the main library room and pendant lighting within the vestibule and WC. There are electric wall mounted heaters throughout.

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Floor Plan:



Services:

The premises are served by mains electricity and water, and drainage is to the public sewer. Heating is from wall mounted electric heaters, and hot water is from an electric hot water tap. There is no gas supply.

Access:

Access to the property is from Aird Green at the front of the property. Pedestrian access to the front door is via a slabbed path and steps, and there is also a separate concrete ramp with painted metal handrails providing access for disabled visitors.

EPC (Energy Performance Certificate):

The EPC rating of the property is E.

Rating:

The ratable value is £3,700 with effect from 01/04/2023.

Planning:

The planning use of Portsoy Library is 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 £60,000 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.

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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.

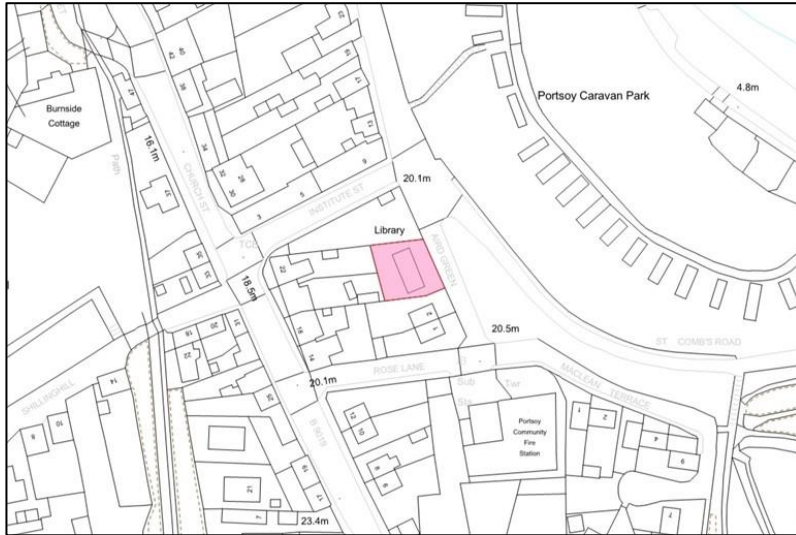
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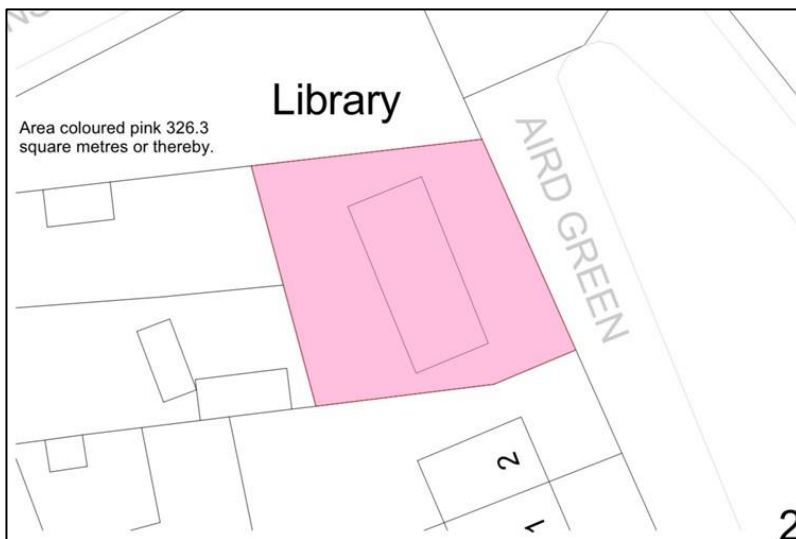
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Location Plan:



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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