



OFFICE

Schoolhill Road, Ellon, AB41 9AH

- Site Area: 386 m² (4,156 sqft)
- Gross Internal Floor Area 139 m² (1,485 sqft)

Offers Over £50,000

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

FOR SALE

FORMER ELLON AREA OFFICE

Schoolhill Road, Ellon, AB41 9AH

Location:

The property is located in Ellon town centre. Ellon has a population of approximately 10,000 and is the largest settlement in the Formartine area of Aberdeenshire. It is approximately 15 miles (26 km) north of Aberdeen City and 17 miles (27km) south of Peterhead.

Ellon benefits from excellent local amenities including hotels, restaurants, shops and supermarkets. Ellon has 3 primary schools, a secondary school and a good selection of community facilities.

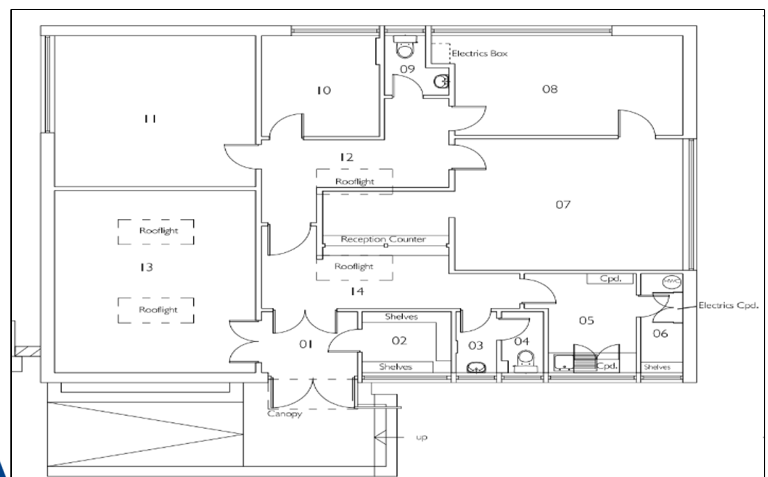
The property is on the eastern side of Schoolhill Road. It is bounded on the southwest by Schoolhill Road, on the northwest by a residential property, on the northeast by Ellon Health Centre car park, and on the southeast by the main access road into Ellon Health Centre.

Description:

The property comprises a linked detached single storey building with associated car parking. Internally, the property provides 5 office/ meeting rooms, a reception area, small kitchen, storage cupboards and WC facilities. The floors generally have carpet covering, and the walls are a mixture of plaster and plasterboard with painted finish and some timber wood panelling. The ceilings are plastered with ceiling mounted light boxes and roof lights. The internal doors are wooden, and the property is heated by means of wall mounted electric storage heaters. The Gross Internal Area of the building is approximately 139 m².

Externally, the walls are of rendered masonry design, held under a felt covered flat roof. The front entrance door is timber, and the windows are double glazed PVC. There is a car park to the front with tarmac surface which has space for approximately 6 vehicles. To the rear and side of the property there is a small garden area laid with grass.

Floor Plans:



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Services:

The premises are served by mains electricity, mains water and drainage. The property has no gas supply.

Energy Performance Certificate (EPC):

The EPC rating of the property is D.

Access:

Access is from the public road (Schoolhill Road) at the front of the property. The front entrance is accessed via concrete steps from the car park.

There is a concrete ramp providing access to the front door which is reached via a path from the public footpath. This path is shown hatched red on the site plan. Aberdeenshire Council does not own this path and there are no expressed rights to use this path. It has been used for access for a continuous period exceeding 20 years and Aberdeenshire Council can provide affidavits confirming this use. Further information can be provided on request.

Rating:

The rateable value is £10,500 with effect from 01/04/2023.

Planning:

The planning use is considered to be class 4 Business. 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 469261

Price:

Offers in excess of £50,000 are invited.

VAT:

Sale will be exempt from VAT.

Land and 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.

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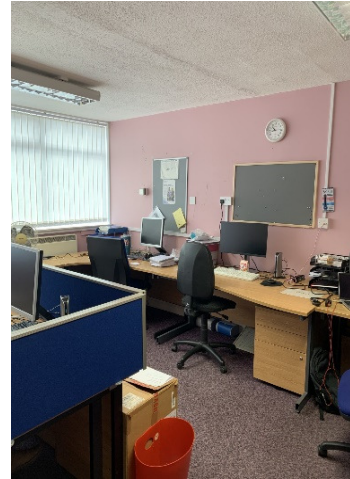
In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest 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.

Viewing:

To arrange a viewing please contact:

Estates Admin – Telephone: 01467 469261

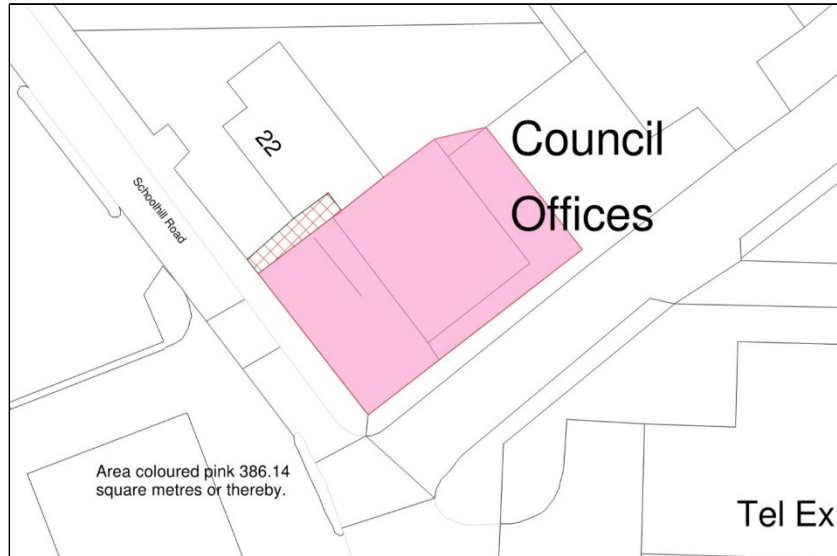
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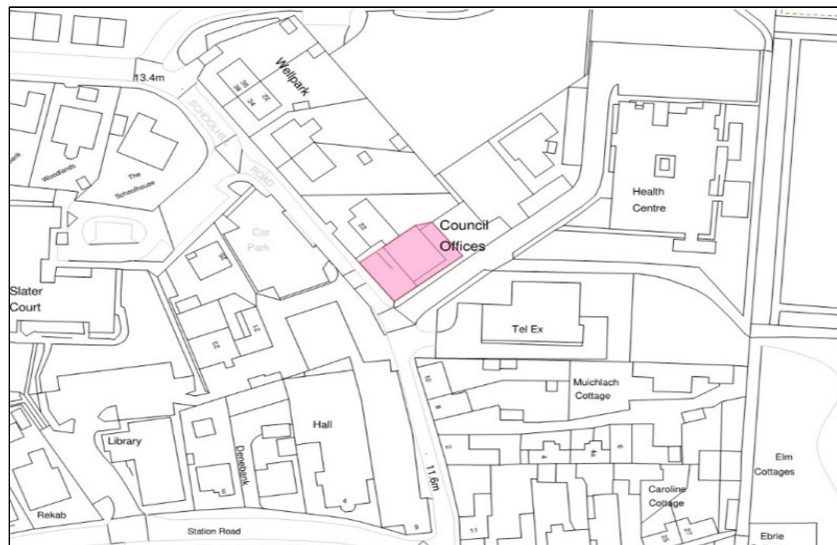
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Site Plan:



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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