



MACDUFF TOWN HALL

17 Shore Street, Macduff, AB44 1UB

- Conversion Opportunity
- Prominent Town Centre Location
- Gross Internal Area 1,000sqm
- Site Area 600sqm
- Planning Brief Available

OFFERS INVITED

FOR SALE

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

MACDUFF TOWN HALL

17 Shore Street, Macduff, AB44 1UB

Location:

The property benefits from a very prominent location on Shore Street within Macduff town centre.

Macduff is on the north coast of Aberdeenshire approximately 40 miles north of Aberdeen. It has a population of approximately 3,800 and is separated from the neighbouring town of Banff by the river Deveron. Banff has a population of approximately 4,000 and Macduff and Banff together offer an excellent selection of commercial, leisure, and community facilities. Both towns are served by Banff Academy secondary school and there is good primary school provision.



Description:

Macduff Town Hall is on Shore Street facing Macduff West Harbour. It is bounded on the north by Shore Street, on the west by the site of the former Highland Haven hotel, on the south by Church Street, and on the east by residential properties.

The site area is approximately 600sqm. The town hall building is detached and occupies most of the site, which slopes upwards from Shore Street to the rear of the property on Church Street. The front elevation on Shore Street has 3 storeys, and the rear elevation on Church Street is single storey.

Macduff Town Hall was built in 1884. The front elevation is of whinstone construction with ashlar dressings, and the side and rear elevations are granite rubble construction. The roof is pitched and slated, and the windows are a mixture of single glazed timber casement and single glazed sash and case. The building has been category B listed by Historic Environment Scotland.

Internally the flooring is generally timber throughout with a mixture of floor coverings. There is terrazzo flooring at the ground floor entrance and in toilet accommodation. Walls and ceilings are generally plastered and painted. There is a mixture of electric pendant lighting and ceiling mounted fluorescent lighting. Heating is a mixture of wall mounted gas fired hot water radiators and electric panel radiators.

Services:

The property is served by mains gas, water, and electricity.

Access:

Access to the front of the property is from the public footpath on Shore Street and access to the rear is from the public footpath on Church Street

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Rating:

Rateable value of £27,500 with effect from 1st April 2023.

EPC:

The Property has an EPC rating of G.

Planning:

Aberdeenshire Council's Planning and Economy Service has prepared a planning brief which sets out future development guidance for the property. This planning brief is available separately.

Macduff town centre is within a Regeneration Priority Area and is exempt from developer contributions with the exception of affordable housing contributions. Further information can be obtained from the Council's Developer Obligations team:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Neighbouring Site:

Macduff town hall is bounded on the west by a vacant site. Contact details for the owner can be provided to interested parties on request.

Price:

Offers are being sought.

VAT:

Sale will be exempt from VAT.

Land & Building Transaction Tax (LBTT):

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

Legal Costs:

Both parties will be responsible for their respective legal costs

**Viewing Arrangements:**

To arrange a viewing please contact:

Date of Entry:

To be agreed, upon conclusion of legal formalities.

Virtual Tour:

A 360° virtual tour can be made available to interested parties.

Viewing Arrangements/Offers:

To view the property or for further information, please contact:

Estates Admin: 01467 469261

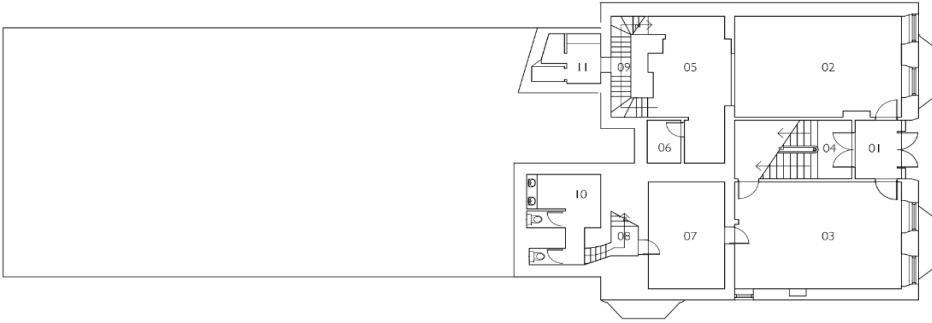
Email: Estates@aberdeenshire.gov.uk

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 or Tel: 01467 469261. In the event of a closing date being set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal form. The Council is not bound to accept the highest or indeed any offer price.

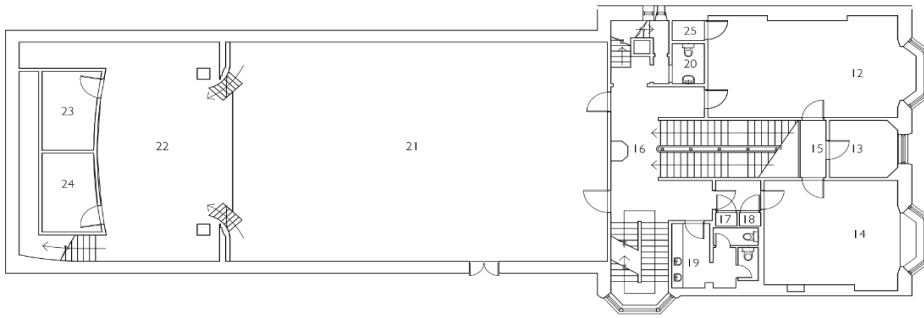
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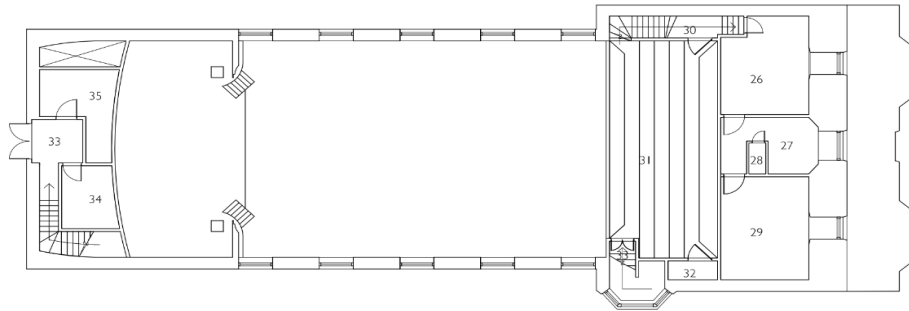
Ground Floor (Gross Internal Area - 212sqm)



First Floor (Gross Internal Area - 591sqm)



Second Floor (Gross Internal Area - 197sqm)

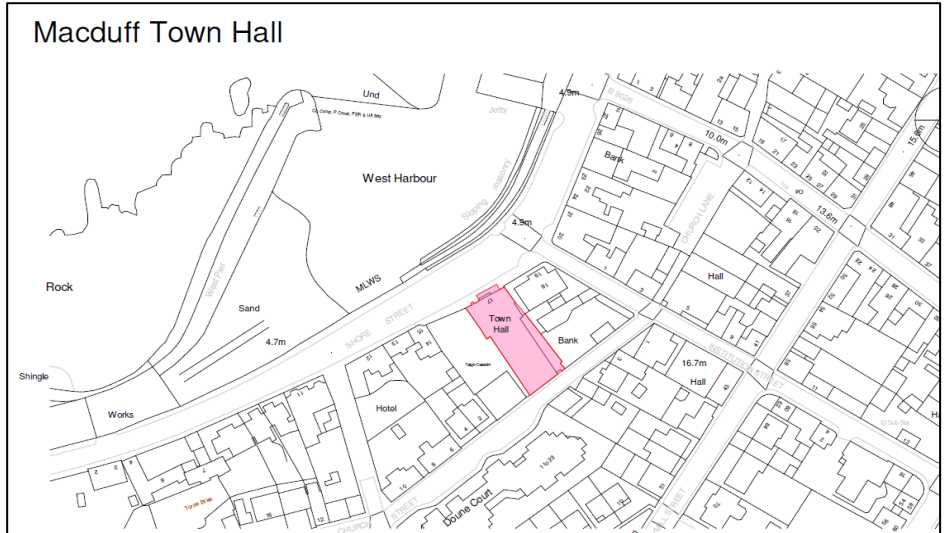


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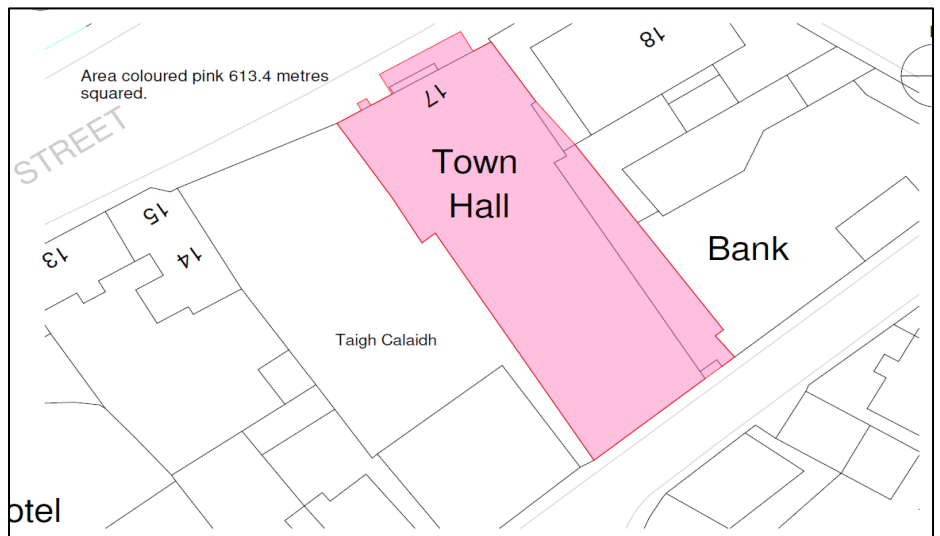
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Location Plan:



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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