



Vacant Residential Properties
57-59 CASTLE STREET

Fraserburgh, AB43 9DH

- Site Area – 1,050 m² (11,302 ft²)
- Building Gross Internal Area - 262 m² (2,821 ft²)

**OFFERS IN THE REGION OF
£30,000**

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

FOR SALE

Location:

Fraserburgh is a coastal town in the north-east of Aberdeenshire with a population of approximately 12,500. It is the 3rd largest settlement in Aberdeenshire. It is approximately 65km (41 miles) north of Aberdeen and approximately 28km (17 miles) north of Peterhead on the A90 trunk road. Local employment is a mixture of manufacturing, retail, healthcare, agriculture, fishing, and education. Fraserburgh has 4 primary schools and a secondary school and benefits from a good provision of local services and retail outlets.

The properties are in Fraserburgh Central Conservation Area in the North Harbour/Kinnaird Head area. The site is a corner location at the north end of Castle Street at its junction with Bath Street, Barrowgate Road and Quarry Street. The surrounding area has a mixture of residential and commercial properties.

Description:

The properties comprise semi-detached buildings which have been configured to provide 4 residential apartments. No. 57 is single storey building attached to the eastern side of No. 59 and contains a two-bedroom apartment. No. 59 is a one storey and attic building with dormer windows at attic level and a single storey rear extension. No. 59 is split into three two-bedroom apartments located on the ground floor (59a), attic floor (59b) and in the rear extension (59c).

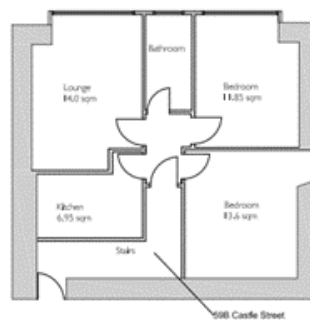
The buildings are of granite stone construction with pitched and slated roofs. The residential apartments have been vacant for several years and the buildings are in very poor condition, both internally and externally. The windows and external doors have been secured with metal panels at ground floor level and timber panels at roof level. Interested parties are required to satisfy themselves on building condition, ground conditions and all other relevant property matters.

The external garden ground is enclosed by traditional stone walls.

Gross Internal Area

The gross internal area (GIA) of each apartment is estimated as follows:

57 Castle Street	63 m ² (678 ft ²)
59a Castle Street	61 m ² (657 ft ²)
59b Castle Street	61 m ² (657 ft ²)
59c Castle Street	77 m ² (829 ft ²)
Total GIA	262 m² (2,821 m²)



57-59 CASTLE ST

Fraserburgh, AB43 9DH

Services:

The properties are served by mains water and electricity. Foul and surface drainage is to the public sewer. Interested parties should make their own enquiries about the detailed whereabouts, capacity, and availability of services.

Access and Car Parking:

The properties have pedestrian access only and there is on-street car parking on the surrounding adopted roads.

EPC:

The properties have been vacant and boarded up for several years but have the following historic EPC ratings:

Address	Rating	Date
57 Castle Street	E	July 2012
59a Castle Street	D	Sept 2014
59b Castle Street	D	Sept 2014
59c Castle Street	E	Sept 2014

Council Tax:

The Scottish Assessors Association website shows the properties entered in the Council Tax List as follows:

Address	Band	Effective Date
57 Castle Street	A	1 st April 1993
59a Castle Street	A	1 st April 1993
59b Castle Street	A	1 st April 1993
59c Castle Street	A	1 st April 1993

Contact Details

Telephone: 01467 469261

Email: estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

57-59 CASTLE ST

Fraserburgh, AB43 9DH

Planning:

The Properties have planning consent for residential use. The buildings are not listed but the site is in Fraserburgh Central Conservation Area and the Planning Service has indicated that the buildings should be retained in any future development. Parties interested in obtaining consent for an alternative use should make enquiries with Aberdeenshire Council's Planning Service:

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Price:

Offers in the region of £30,000.

VAT:

Sale will be exempt from VAT

Land & Buildings Transaction Tax (LBTT)

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

Legal Cost:

Each party will be responsible for their own legal costs and other expenses.

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, 01467 469261.

Bidders should note that the Council is not bound to accept the highest 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.

In the event that a closing date is 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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement:

To arrange a viewing please contact:

Estates Admin

T: 01467 469261

E: estates@aberdeenshire.gov.uk

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone 01467 469261

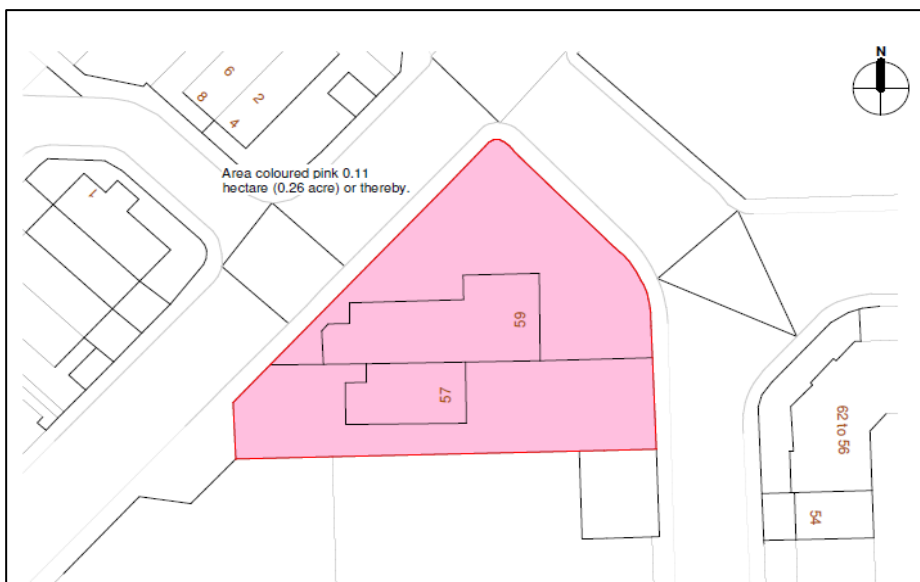
Email estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

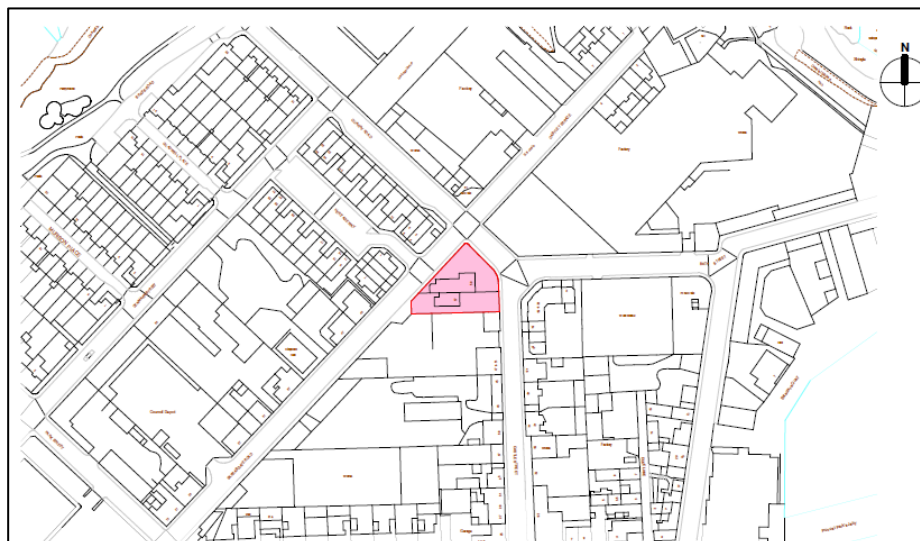
57-59 CASTLE ST

Fraserburgh, AB43 9DH

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.

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

Date of publication: October 2023 EM