



## **FORMER STORE**

Beaconsfield Terrace, Turriff, AB53 4AP

- Building G.I.A. 83.63 sq.m. (900 sq.ft.) approx.
- Site Area 208.44 sq.m. (0.052 acres) or thereby.
- Storage Use with Potential for Redevelopment (Subject to Planning).

**Offers Over £15,000**

Contact Details  
01467 469261  
[estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR SALE

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## Location:

The subjects are located within the market town of Turriff, which lies approximately 55kms (34miles) North West of Aberdeen and approximately 126kms (78miles) East of Inverness. Turriff benefits from a wide range of amenities including numerous local and national retail facilities, primary and secondary schools, a hospital, health centre, swimming pool and a golf club.

The subjects are situated to the North of the town centre in a predominantly residential area. Access to the site is via a private lane from Beaconsfield Terrace. There is also further pedestrian access via unadopted footpaths from Wellfield Crescent. Extract plans are provided below showing the location and extent of the subjects.

## Description:

The subjects comprise a detached building situated on a flat, rectangular unsurfaced site. The main building is of single skin concrete block construction with concrete floor and a pitched uninsulated cement fibre clad roof. Vehicular access is provided via double corrugated iron sliding doors to the West elevation. The adjacent building, linked internally, has a mixture of concrete block and cement fibre sheeted walls and a mono-pitch corrugated iron roof.

Parking for two vehicles is available to the front of the front sliding doors.

An affidavit confirming prescriptive rights of access can be made available in relation to the private lane.

## Accommodation:

We understand the extent of the accommodation to be:

Building Gross Internal Area 83.63sq.m.(900sq.ft.) approx.

Site Area 208.44sq.m.(0.052 acres) or thereby.

Measurements have been calculated in accordance with the R.I.C.S Code of Measuring Practice (6<sup>th</sup> Edition).

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## Services:

There is no water or drainage serving the site, however there is a single-phase electricity supply. Interested parties should make their own enquiries about the detailed whereabouts and capacity of services and any impact on proposed development. Potential purchasers are required to satisfy themselves on building condition, reports, surveys, services, ground conditions and other environmental information.

## Energy Performance Certificate (EPC):

The store has a low energy demand and as such an EPC is not required.

## Rating Information:

The property is currently entered in the Valuation Roll effective from 1<sup>st</sup> April 2023 as follows: Rateable Value £1,600.

## Planning:

The property falls within the Turriff settlement boundary, however it has no designation in the 2023 Aberdeenshire Local Development Plan. It is considered likely that the existing use would fall within Use Classes 4 and 6 (Business & Storage and Distribution) of the Schedule to the Town & Country Planning (Use Classes) (Scotland) Order 1997. The site is considered suitable for use by a small

commercial enterprise or as a large domestic garage/store.

It is recommended that interested parties discuss any potential uses/development proposals with Aberdeenshire Council at the earliest opportunity. Enquiries should be directed to the planning team.

Tel: 01467 535333

E-mail: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

## VAT:

The property is not opted to tax and no V.A.T. will be payable on the purchase price.

## Price:

Offers over £15,000 are invited.

## Land and Buildings Transaction Tax (LBTT):

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

## Legal Costs:

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

## Viewing Arrangements:

To arrange a viewing please contact:

01467 469261

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## **Date of Entry:**

To be agreed upon conclusion and purification of missives.

## **Viewing Arrangements:**

To arrange a viewing, please contact the Estates Team:

T: 01467 469261

E: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

## **Offers:**

Any persons who wish to submit an offer to purchase the subjects should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB.

Offers to acquire 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 of a closing date being set, all persons who have noted an 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.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

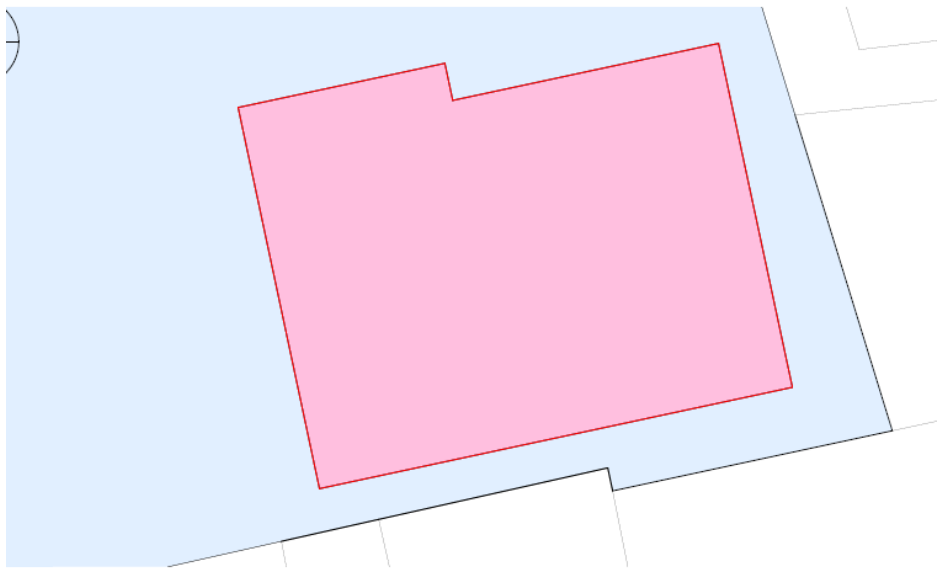
## **Viewing Arrangements:**

To arrange a viewing please contact:

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## Location Plan and 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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