Aberdeenshire COUNCIL



Development Opportunity

FORMER ESSLEMONT PRIMARY SCHOOL

Esslemont, Ellon, AB41 8PB

- Site Area – 1,812.9 sq m (19,514 sq ft)
- Gross Internal Floor Area 476.22 sq m (5,126 sq ft)

OFFERS OVER £95,000

FOR SALE

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

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Location:

The settlement of Esslemont is in an attractive rural location only 29 km (18 miles) north west of Aberdeen with Aberdeen International Airport 30 km (18 miles) to the southwest.

Esslemont also benefits from its proximity to Ellon town, located only 3.2 km (2 miles) to the east. Ellon is located 26 km (16 miles) north of Aberdeen city centre and serves as one of the main service and employment centres for the Formartine district as well as an established commuter town for Aberdeen.

Ellon has a population of 10,000 with education provided by Ellon Primary School and the impressive Ellon Academy Community Campus.

The A90 links Ellon with Peterhead and Fraserburgh to the north with regular bus services connecting Ellon to nearby towns and villages. Other major road links are the A920 to Oldmeldrum and Huntly to the west, and the A948 to New Deer to the north.

Description:

The subject property is a vacant primary school on a sloping rectangular site attached to Esslemont Schoolhouse (separate ownership).

To the front of the school there is a large lawn bounded by a concrete post and metal rail fence along the southern edge of the site and part of the west boundary. There is a substantial brick wall at the rear of the property and along part of the west boundary.

The buildings are brick built and harled under pitched slate and flat felt roofs with metal and plastic gutters. There are roof lights in the flat roofs. The windows are metal framed and single glazed.

Internally the building is configured to provide a main hall with stage, two classrooms and ancillary areas including WCs, a kitchen, storage rooms and circulation areas.

The classrooms have suspended mineral fibre ceilings with strip lights. The floors are solid with wood, tile, linoleum and carpet coverings. Heating is provided by an oil fed boiler to wall mounted radiators with thermostatic valves.

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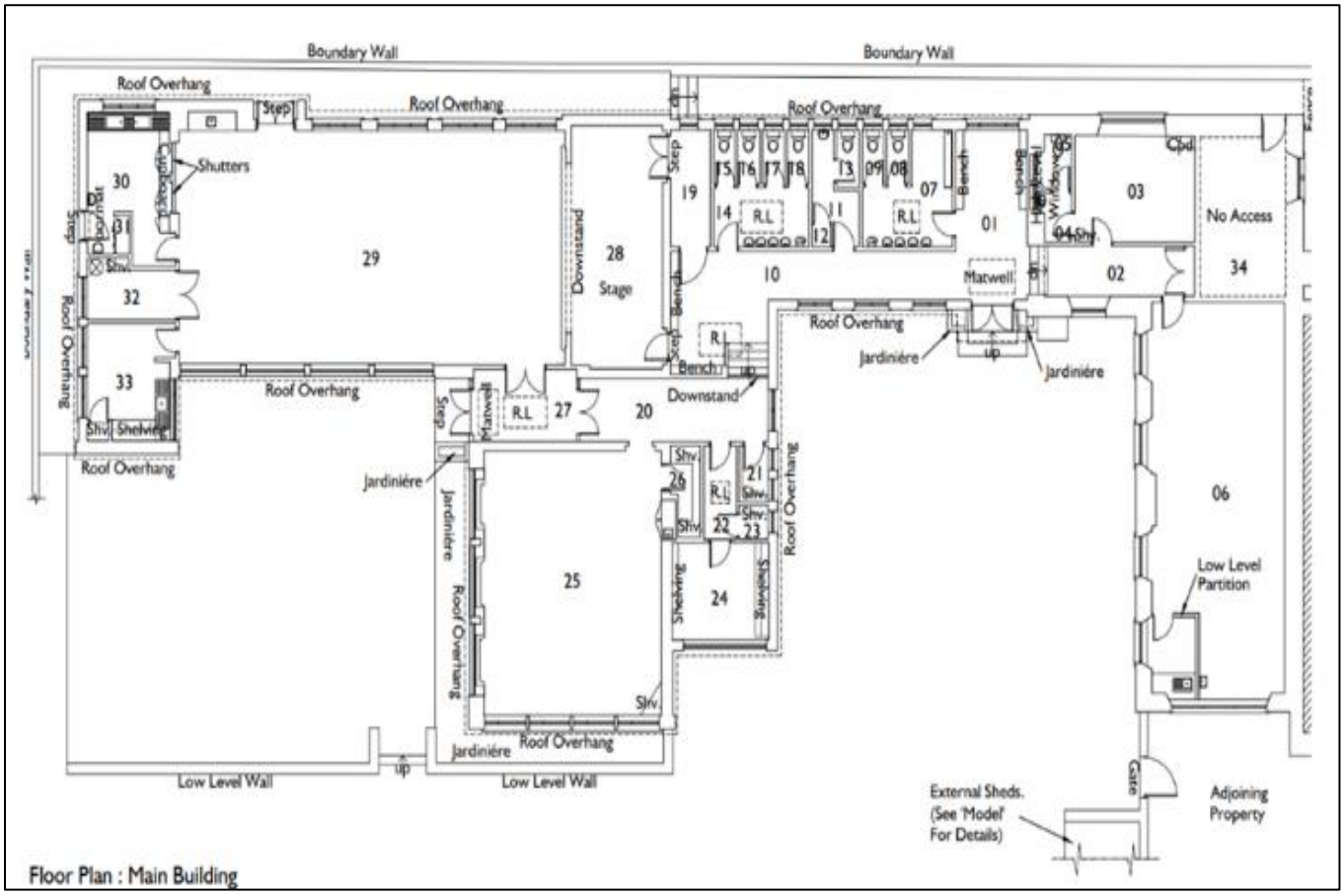
Accommodation:

The total Gross Internal Area (GIA) of the buildings is approximately 476.22 sq m (5,126 sq ft).

Floor Plan:



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Services:

The property is served by mains water, electricity and a sceptic tank.

Access:

Access to the property is from an adopted road, which connects with the A920.

EPC (Energy Performance Certificate):

The Property has an EPC rating of G.

Rating:

The property is presently assessed at £14,250 under the 2023 Revaluation. The Scottish Assessors Association has published draft Rateable Values for the 2026 Revaluation, indicating a proposed adjustment to £14,500 effective from 1 April 2026.

Prospective purchasers should satisfy themselves regarding the impact of the draft 2026 figure and any changes to rates payable from 1 April 2026.

Planning:

The property use is Class 8. Parties interested in obtaining consent for alternative uses 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 £95,000 are invited.

VAT:

The sale will be exempt from VAT.

Land and Buildings 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.

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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.

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.

Email: estates@aberdeenshire.gov.uk

Telephone: 01467 469261

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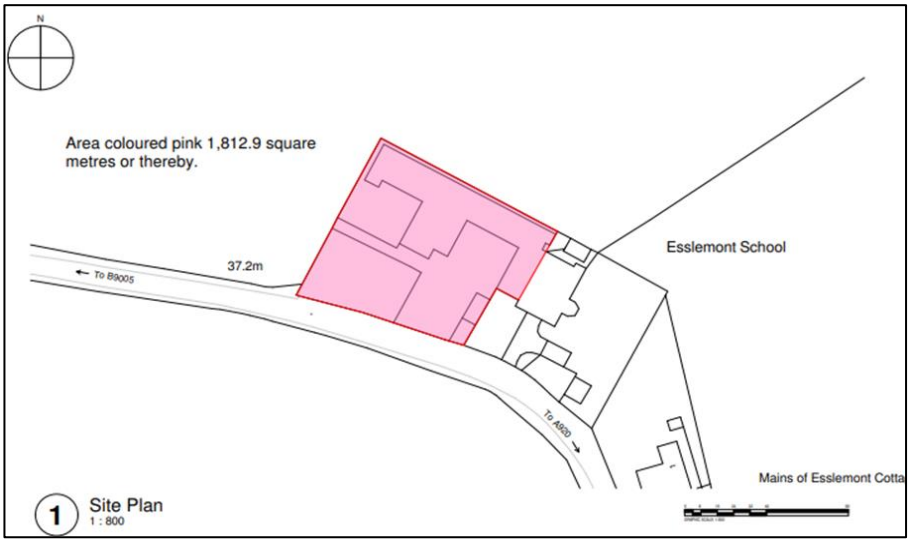
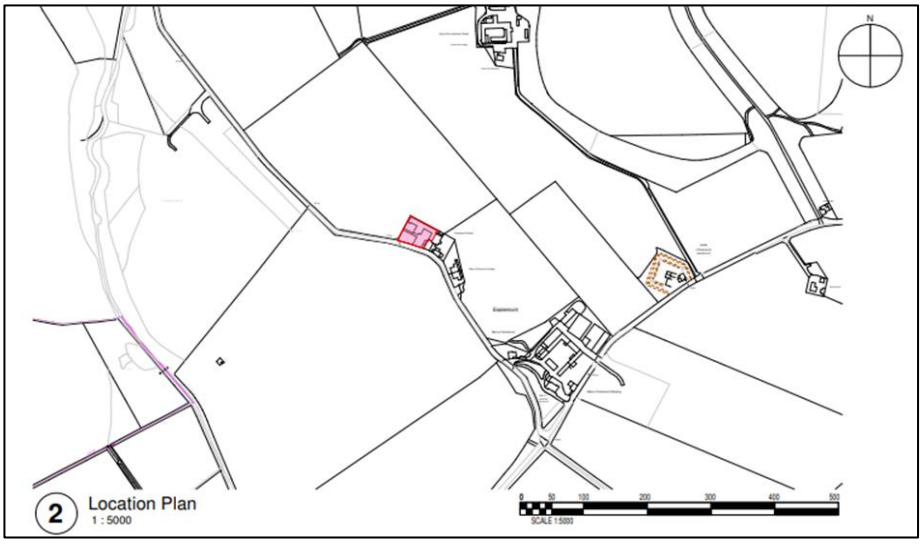
Site Plan:



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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