

FOR SALE BY ONLINE AUCTION

Auction Date:
3rd December @ 2.30pm

Gross Internal Area – 125.34 sqm / 1,349 sqft

Short Distance to Town Centre

Potential Residential Redevelopment subject to planning

Guide Price : £40,000

On behalf of NHS Grampian

VIRTUAL TOUR 360°

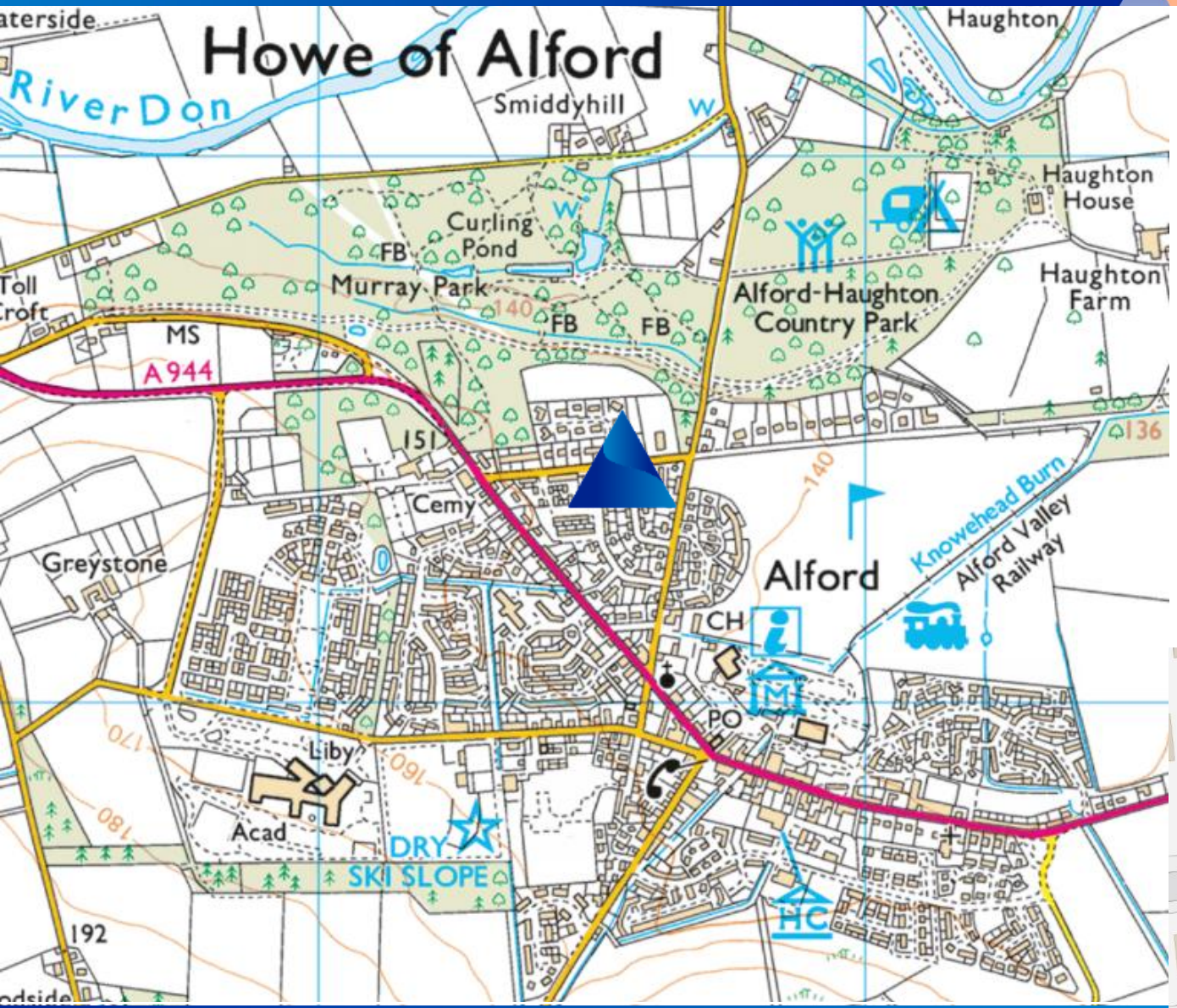
FORMER ALFORD CLINIC, 29 GORDON ROAD, ALFORD AB33 8AL

CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202 836
Euan Scott euan.scott@shepherd.co.uk | 01224 202800 | shepherd.co.uk

SHEPHERD
PROPERTY AUCTIONS

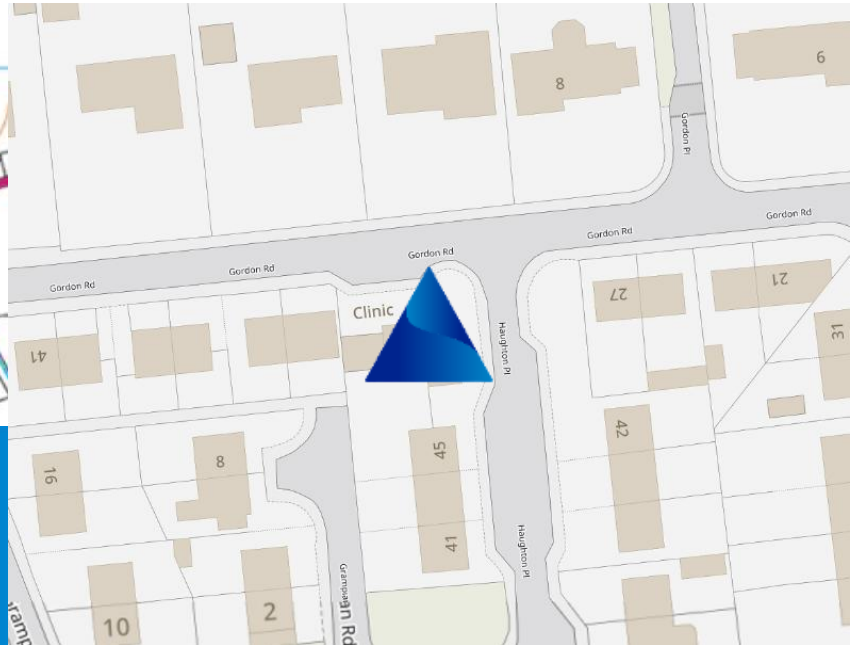
Location

FORMER ALFORD CLINIC, 29 GORDON ROAD, ALFORD AB33 8AL



The subjects can be found within the town of Alford, which is located approximately 25 miles west of Aberdeen City Centre. Alford itself is a busy rural town, which serves as an important service centre for the expanding local population and surrounding agricultural community within Aberdeenshire.

The subjects themselves are located on the south side of Gordon Road at its junction with Haughton Place. The subjects are located a short distance to the north west of the town centre. Surrounding occupiers are predominantly residential in nature



FIND ON GOOGLE MAPS

Description









The subjects comprise of a single storey property with a pitched and tile roof over along with a flat roof section of a blockwork construction with the majority being harled externally along with a section of feature brickwork. A single garage of similar construction with a flat roof over is also attached to the property.

Internally the property is currently laid out for its previous use as a clinic with the walls being a mixture of painted brickwork and plasterboard and the ceilings being plasterboard. The flooring is a mixture of carpet and laminate.

Artificial lighting is provided by a mixture of fixed ceiling and fluorescent strip fitments.

A single garage is attached to the property and is accessed via an up and over door.

Accommodation

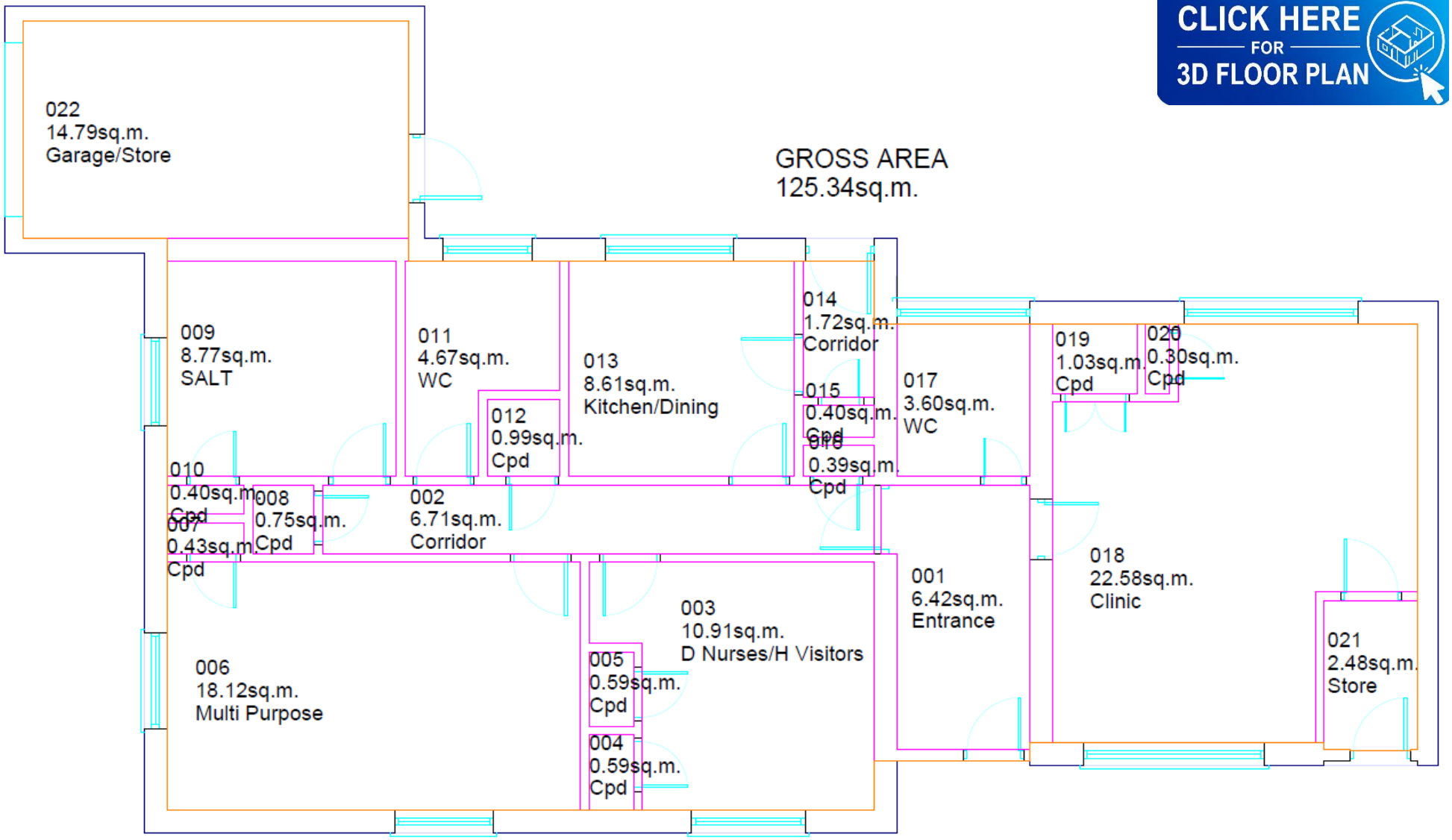
	m^2	ft^2
Ground Floor	110.55	1,190
Garage	14.79	159
Total	**125.34**	**1,349**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

FORMER ALFORD CLINIC, 29 GORDON ROAD,
ALFORD AB33 8AL

CLICK HERE FOR 3D FLOOR PLAN



The Detail

FORMER ALFORD CLINIC, 29 GORDON ROAD, ALFORD AB33 8AL

Auction Date

The auction will be held on the 3rd December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £40,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyers fee on this lot.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of

A copy of the EPC is available upon request.

Rating

The subjects have a Rateable Value of £8,000

Get in Touch

For further information or viewing arrangements please contact the sole agents:

James Morrison
j.morrison@shepherd.co.uk

Euan Scott
Euan.scott@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE November 2026

SHEPHERD
PROPERTY AUCTIONS