

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December @ 2.30pm

Gross Internal Area – 372.54 sqm / 4,010 sqft

Potential Residential Redevelopment subject to planning

Parking available for up to 12 Vehicles

Guide Price : £120,000

On behalf of NHS Grampian

VIRTUAL TOUR 360°

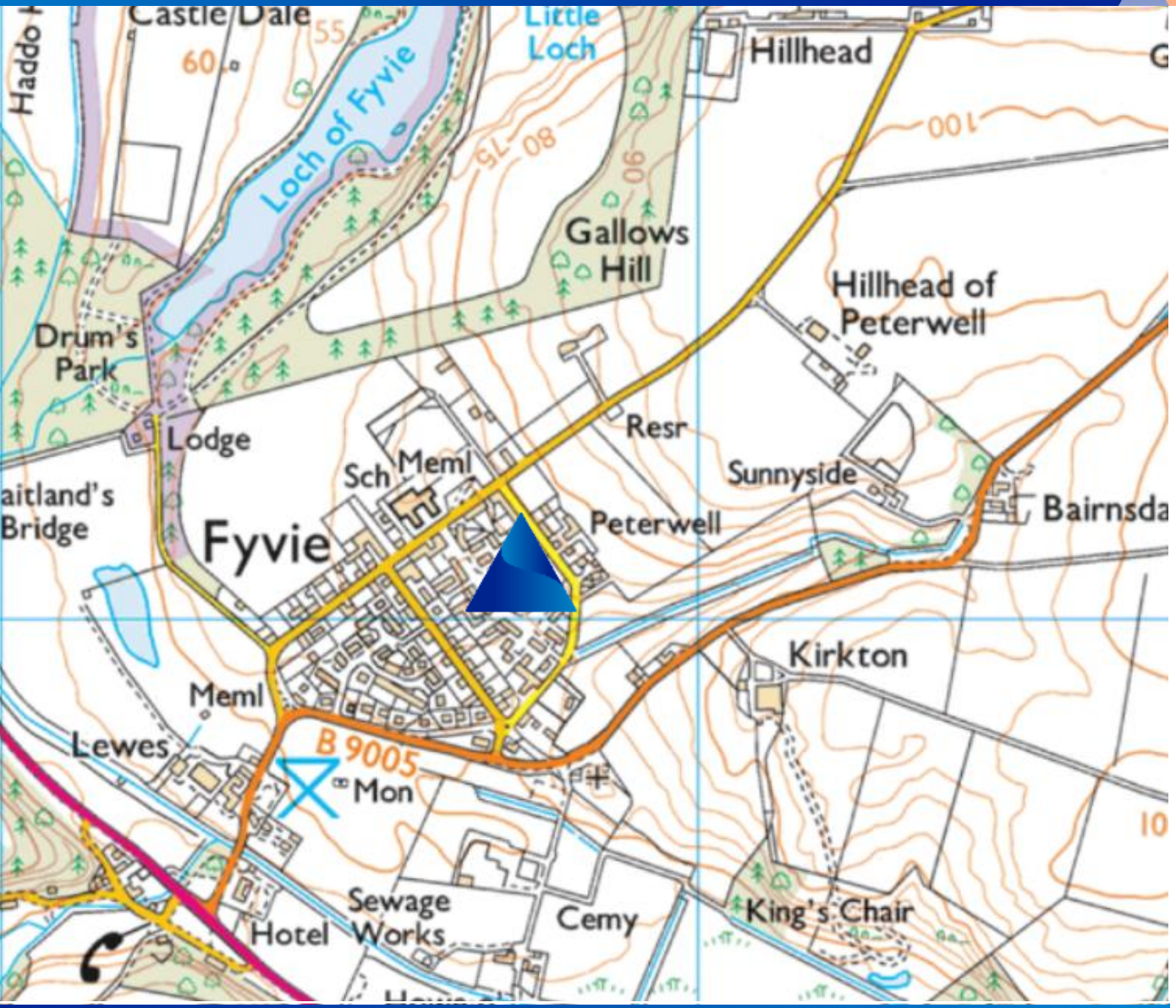
FYVIE BRANCH SURGERY, 27 PARNASSUS GARDENS, AB53 8QD

CONTACT: Euan Scott euan.scott@shepherd.co.uk | 01224 202828 | **shepherd.co.uk**
James Morrison james.morrison@shepherd.co.uk | 01224 202828 | **shepherd.co.uk**

SHEPHERD
PROPERTY AUCTIONS

Location

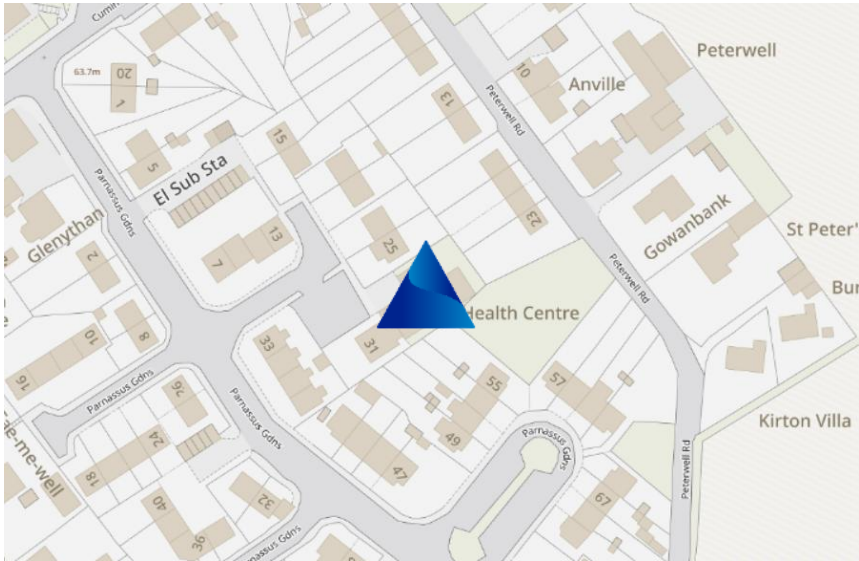
FYVIE BRANCH SURGERY, 27 PARNASSUS GARDENS, AB53 8QD



FIND ON GOOGLE MAPS

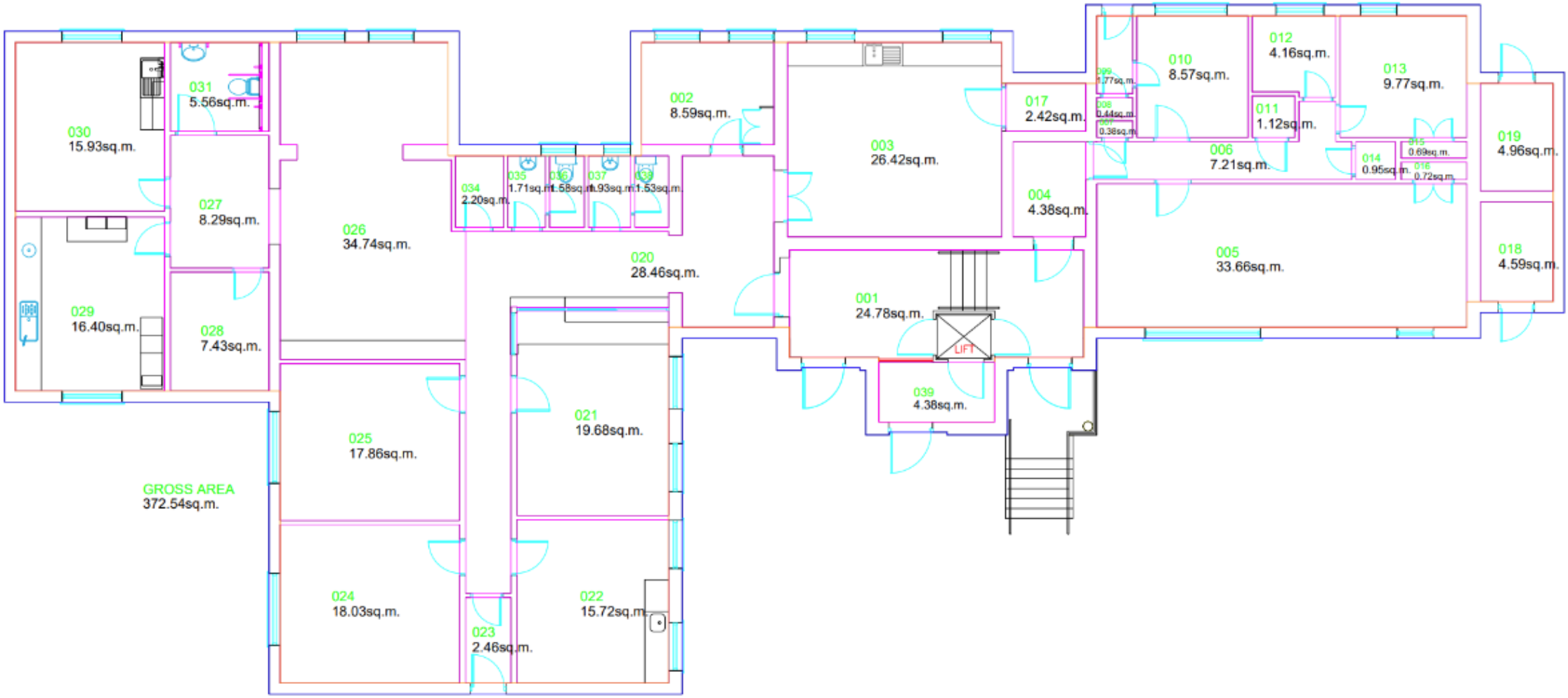
The subject is located on the north side of Fyvie. The properties in immediate local vicinity are residential in use. Fyvie is a small town located next to Turriff.

Turriff is is located approximately 35 miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the area's principle service centres. There is an extensive industrial base, mainly centred around the agricultural industry, although there is also a significant manufacturing industry based around the Markethill Industrial Estate. The town offers a wide range of services, which includes a vibrant town centre, primary school, secondary school, industrial park, hospital, major supermarket, sports centre, recreational areas, and a variety of other community facilities. The population within Turriff is understood to be around 4,750.



Floor Plans

FYVIE BRANCH SURGERY, 27 PARNASSUS GARDENS, AB53 8QD



Description









The subjects comprise of a single storey property with a pitched and slate roof along with a section of mono pitched roof at the entrance. Externally the majority of the property is blockwork construction with harling.

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

Artificial lighting is provided by a mixture of both strip and bulkhead lights.

There is also a secondary disabled entrance that is serviced by a lift.

Car Parking

The subject benefits from a car park area located adjacent to the subject for approx. 12 vehicles.

Accommodation

	m^2	ft^2
Ground Floor	372.54	4,010

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

The Detail

FYVIE BRANCH SURGERY, 27
PARNASSUS GARDENS, AB53 8QD

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 £120,000

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 buyer's fees 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 D

A copy of the EPC is available upon request.

Get in Touch

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

Euan Scott
Euan.scott@shepherd.co.uk

James Morrison
James.morrisonl@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