FOR SALE BY ONLINE AUCTION

Auction Date:
22nd October 2026

Office and Substantial Car Park

Located within Ellon Town Centre

Site Area - 990 SQM (10,656 SQFT)

Gross Internal Floor Area - 199 SQM (2,142 SQFT)

Guide Price : £85,000

VIRTUAL TOUR 360°

59 STATION ROAD, ELLON, AB41 9AR

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PROPERTY AUCTIONS

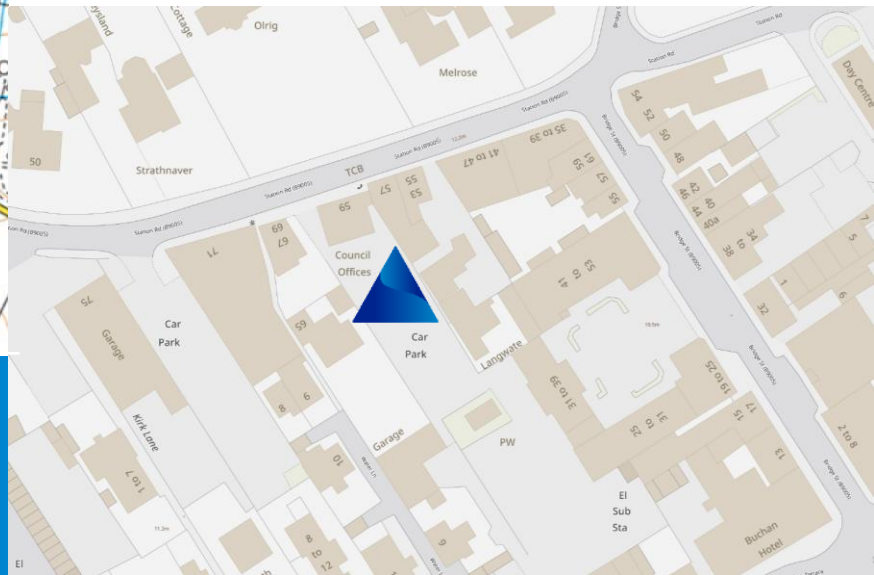
Location

59 STATION ROAD, ELLON, AB41 9AR

The property is in Ellon town centre on the south side of Station Road. It is bounded by Station Road to the north, residential and commercial properties to the east, a church to the south, and Union Lane to the west.

Ellon has a population around 10,000 and is the largest settlement in the Formartine area of Aberdeenshire. It is approximately 15 miles north of Aberdeen and 17 miles south of Peterhead.

Ellon benefits from excellent local amenities including hotels, restaurants, shops and supermarkets. Ellon has 3 primary schools, a secondary school and a selection of community facilities.



Office with substantial car park

FIND ON GOOGLE MAPS

Description

The subjects comprise a one storey and attic traditional stone office building with a pitched slate roof. There is a car park to the rear of the property with a tarmac surface with space for approximately 37 cars, including 2 disabled spaces. Access to the car park is from Station Road at the front of the property.

Internally the property is configured to provide 4 ground floor office rooms with 2 further office rooms on the first floor. WC facilities are provided on both floors, with a small tea preparation area located off the first floor landing. The floors are generally timber with carpet or vinyl covering. The internal walls are plastered with either paint or wallpaper finish. The ceilings are plastered and painted with ceiling mounted fluorescent lighting. Heating is via wall mounted hot water radiators with additional wall mounted electric panel heaters. The windows are double glazed pvc casements.

Accommodation

	m^2	ft^2
Total	**199.46**	**2,147**

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).

Description

Services

The property is served by mains electricity, gas and water, and drainage is to the public sewer.

Access

Pedestrian Access to the front of property is from the public footpath on Station Road.

Vehicular access to the rear car park is from Station Road via the western gable. Aberdeenshire Council owns part of the access route to the car park and the remainder, which is the northern part of Union Lane, is not in Council ownership. The section of the access route in separate ownership is shown hatched red on the site plan. Vehicular access has been taken over this section of Union Lane for many years although the property does not benefit from any expressed servitude right of access. Aberdeenshire Council can provide affidavits confirming that vehicular access has been exercised over and across the northern section of Union Lane for a continuous period in excess of 20 years. Further information can be provided on request.

Servitude Access

The property will be sold with an expressed servitude right of access in favour of Aberdeenshire Council for the purpose of maintenance, repair and renewal of underground street lighting cabling. This cabling is located in ground at the front of the property and next to the western gable. Further information can be provided on request.

Planning

The existing building was most recently used as an office and is assumed to be permitted as Class 4 (Offices) Use as per the Town and Country (Scotland) Act1997 (As Amended 2023). . Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service.

Rating

The subjects are currently entered into the valuation roll as two separate entries:

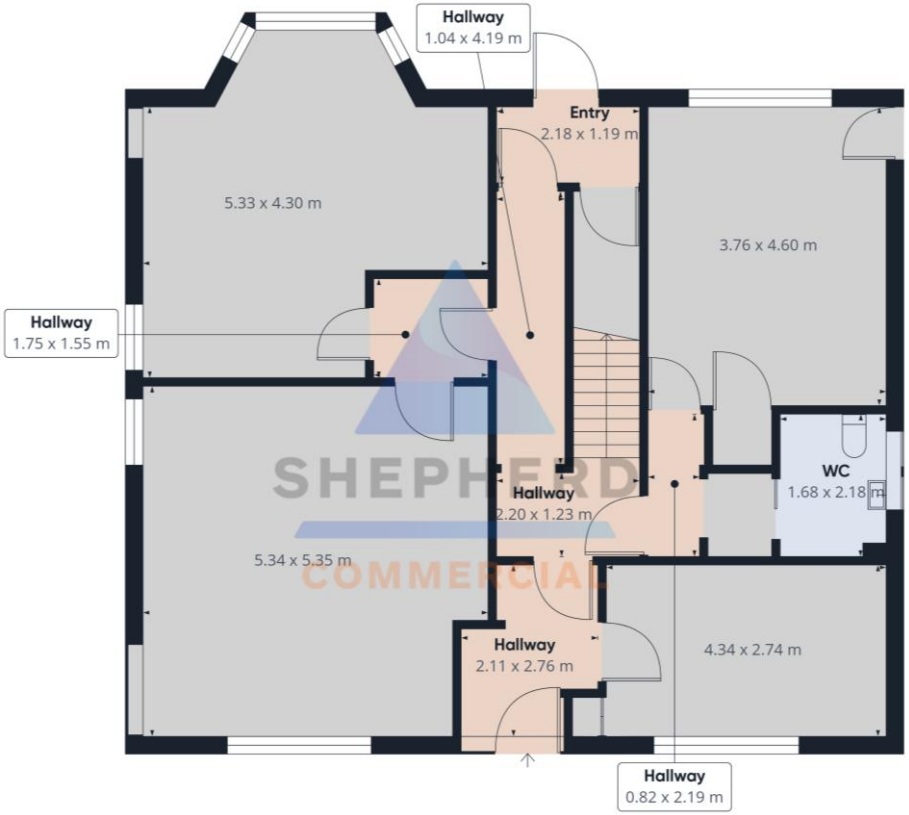
- Offices: £11,000
- Car Park: £4,500

Site Plan

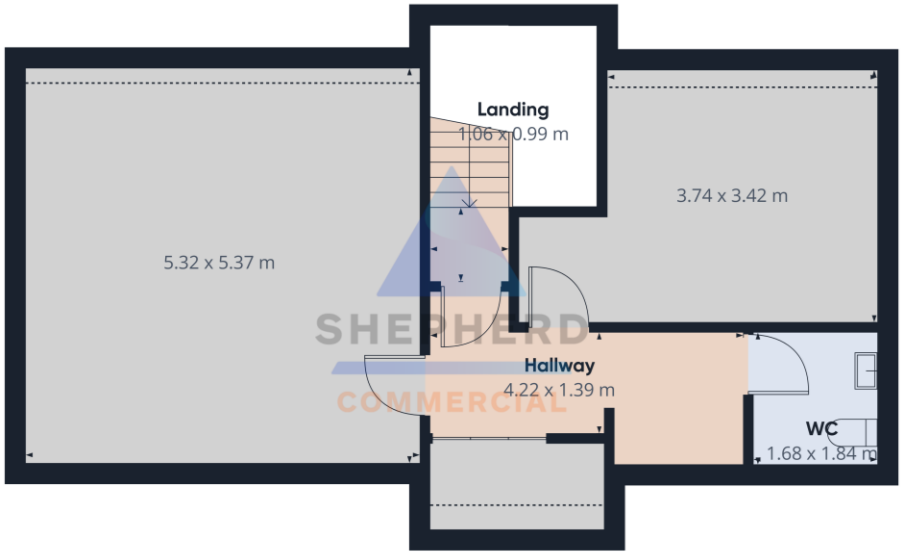
Floor Plans

59 STATION ROAD, ELLON, AB41 9AR

Ground Floor



First Floor



The Detail

Auction Date

The auction will be held on 22nd October 2026 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 **£85,000**

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

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of 'E'.

A copy of the EPC is available upon request.

Get in Touch

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

James Morrison
j.morrison@shepherd.co.uk

Melanie Grant
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Shepherd Chartered Surveyors
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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.

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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 September 2026

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