

FOR SALE BY ONLINE AUCTION

AUCTION DATE:
22nd October 2026

Town centre location

Site Area – 121 SQM (1,302 SQFT)

Gross Internal Floor Area – 94.5SQM (1,017 SQFT (exc attic)

Guide Price : £30,000

VIRTUAL TOUR 360°

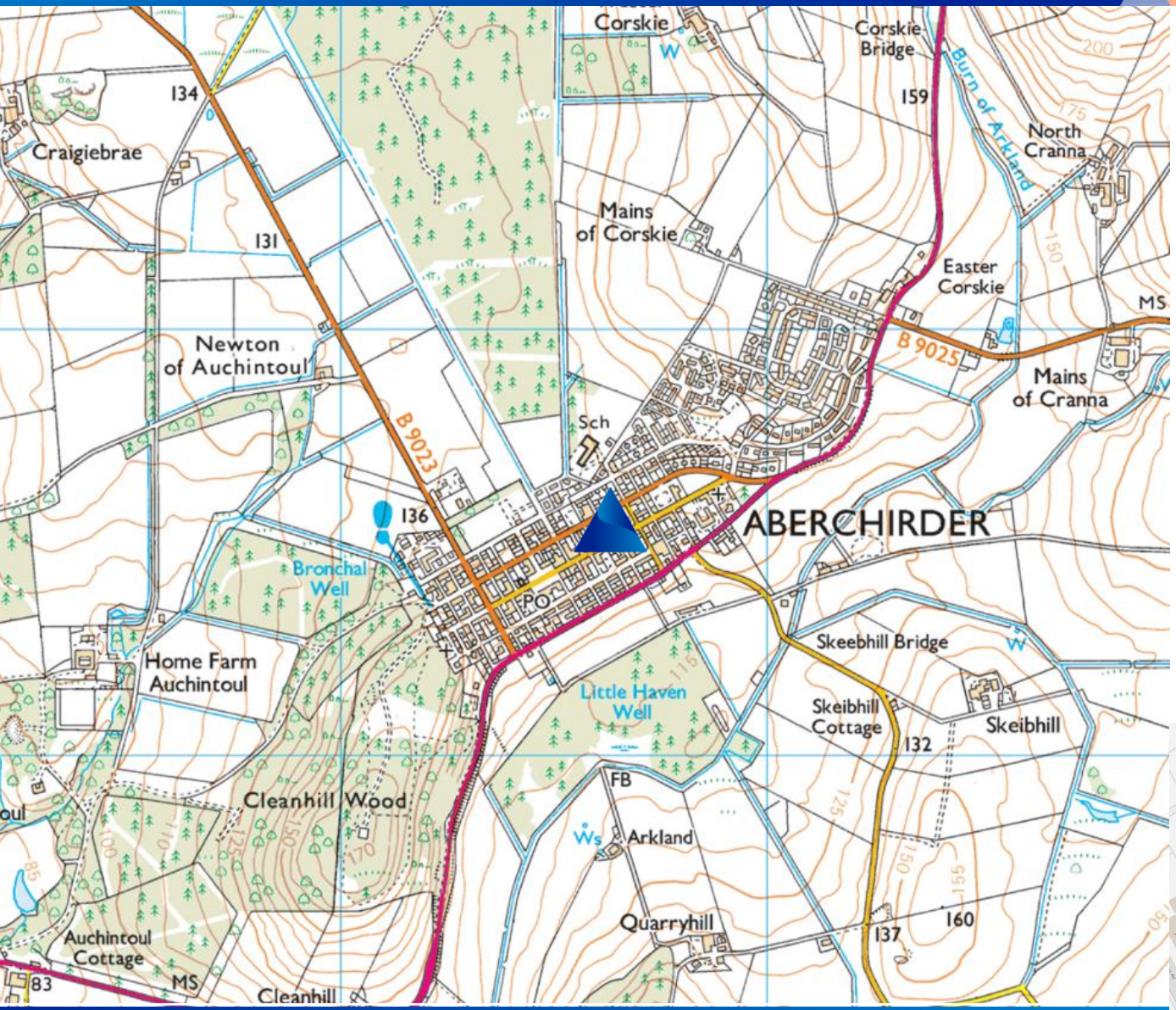
FORMER ABERCHIRDER LIBRARY, 111 MAIN STREET, ABERCHIRDER, AB54 7TB

CONTACT: James Morrison, james.morrison@shepherd.co.uk | 01224 202 836 | **shepherd.co.uk**
James Cavanagh, james.cavanagh@shepherd.co.uk | 01224 202814 | **shepherd.co.uk**

SHEPHERD
PROPERTY AUCTIONS

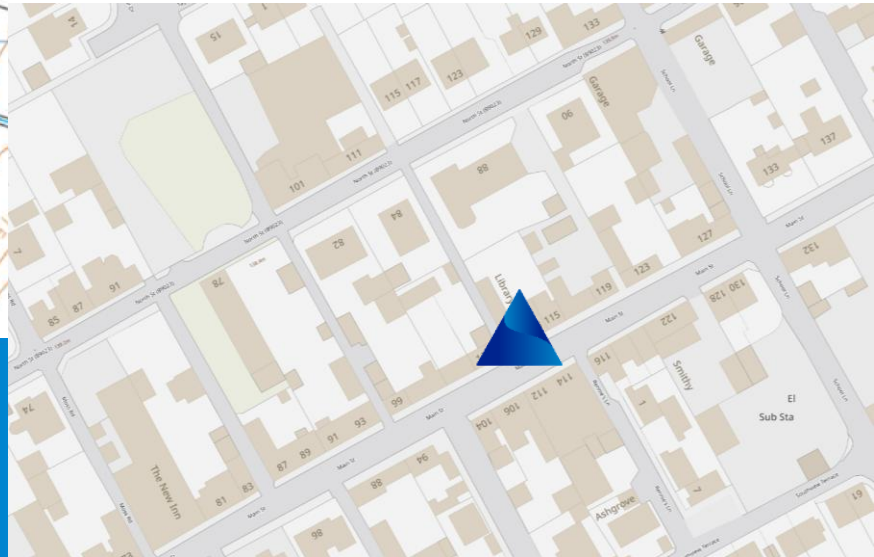
Location

FORMER ABERCHIRDER LIBRARY, 111 MAIN STREET, ABERCHIRDER, AB54 7TB



The subjects are located on the north side of Main Street within the village of Aberchirder which is located approximately 6 miles west of Turriff and 12 miles northwest of Huntly.

Aberchirder benefits from a range of community services and facilities including a primary school, pharmacy, hotel, pub and a selection of shops in the village centre. The property is directly opposite the Co-op.



Former Library suitable for alternative uses subject to purchaser obtaining consents

FIND ON GOOGLE MAPS

Description





The subjects comprise of the former Aberchirder library and are laid out to provide a vestibule, former library space, storage room, kitchenette and WC. There is an external store to the rear.

The main building is an end terraced, single storey and attic property of traditional construction externally rendered with a slate roof over.

There are large shop style windows to the front of the property, facing onto Main Street, which are timber framed with single glazing. The remaining windows at ground level are timber sash and case with single, frosted, glazing. The attic has sash and case dormer windows. The external store is built of stone, with a corrugated iron mono-pitched roof.

Internally, the main building has a concrete floor with carpet coverings to the main library space, storage room, vestibule and kitchenette. The WC has a vinyl floor covering.

The walls and ceilings are plastered and painted and within the storage room there are areas of timber linings to the ceiling and walls. There is a built-in storage cupboard within the storage room.

Potential Redevelopment

We believe the subjects lend themselves to redevelopment to bring the attic back into use along with integration of the rear store subject to increasing the ceiling height, which would increase the useable space of the property.

Any purchaser should make their own enquires in relation to any redevelopment of the property.



The Detail

Accommodation

	m²	ft²
Ground Floor	61.7	664
External Store	32.8	353

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

It should be noted access to the attic floor is not possible and not included within our floor areas.

Services

The premises are served by mains electricity and water. Drainage is to the public sewer. Heating is from a mixture of wall mounted electric heaters and wall mounted panel heaters. There is no gas supply.

Planning

The property has planning consent for its former use as a Library.

Parties interested in obtaining consent for an alternative use 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

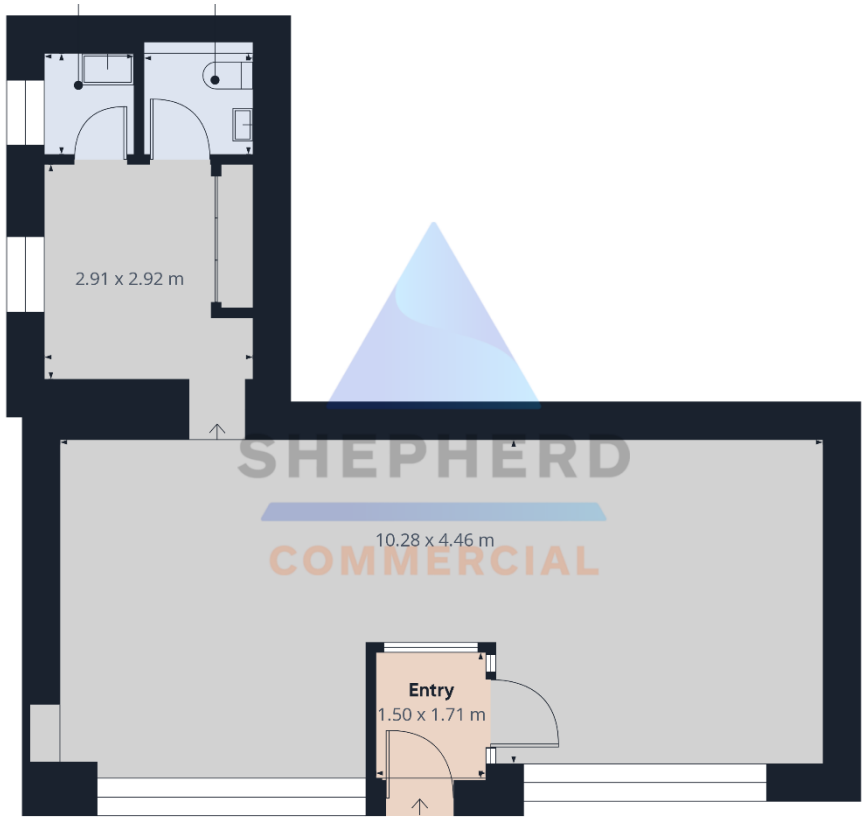
Telephone: 01467 534333

Rateable Value

The rateable value is £2,900 with effect from 1st April 2023. This will increase to £3,000 with effect from 1st April 2026.

Property Condition & Warranties

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items) in the property are in working order or any condition.



The Detail

FORMER ABERCHIRDER LIBRARY, 111 MAIN STREET, ABERCHIRDER, AB54 7TB

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 £30,000.

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. The purchaser will also be responsible for the sellers fee of £1,000 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 'G'.

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
james.morrison@shepherd.co.uk

James Cavangh
James.cavanagh@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

SHEPHERD
PROPERTY AUCTIONS

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 October 26