FOR SALE BY ONLINE AUCTION

Auction Date:
22nd October 2026 @ 2.30pm

Detached Former Church Hall

Conversion Opportunity

Site Area - 853 sqm

Gross Internal Floor Area – 360 sqm (3,875 sqft)

Guide Price : £25,000

VIRTUAL TOUR 360°

ST KANE'S HALL, MAIN STREET, NEW DEER, TURRIFF, AB53 6TA

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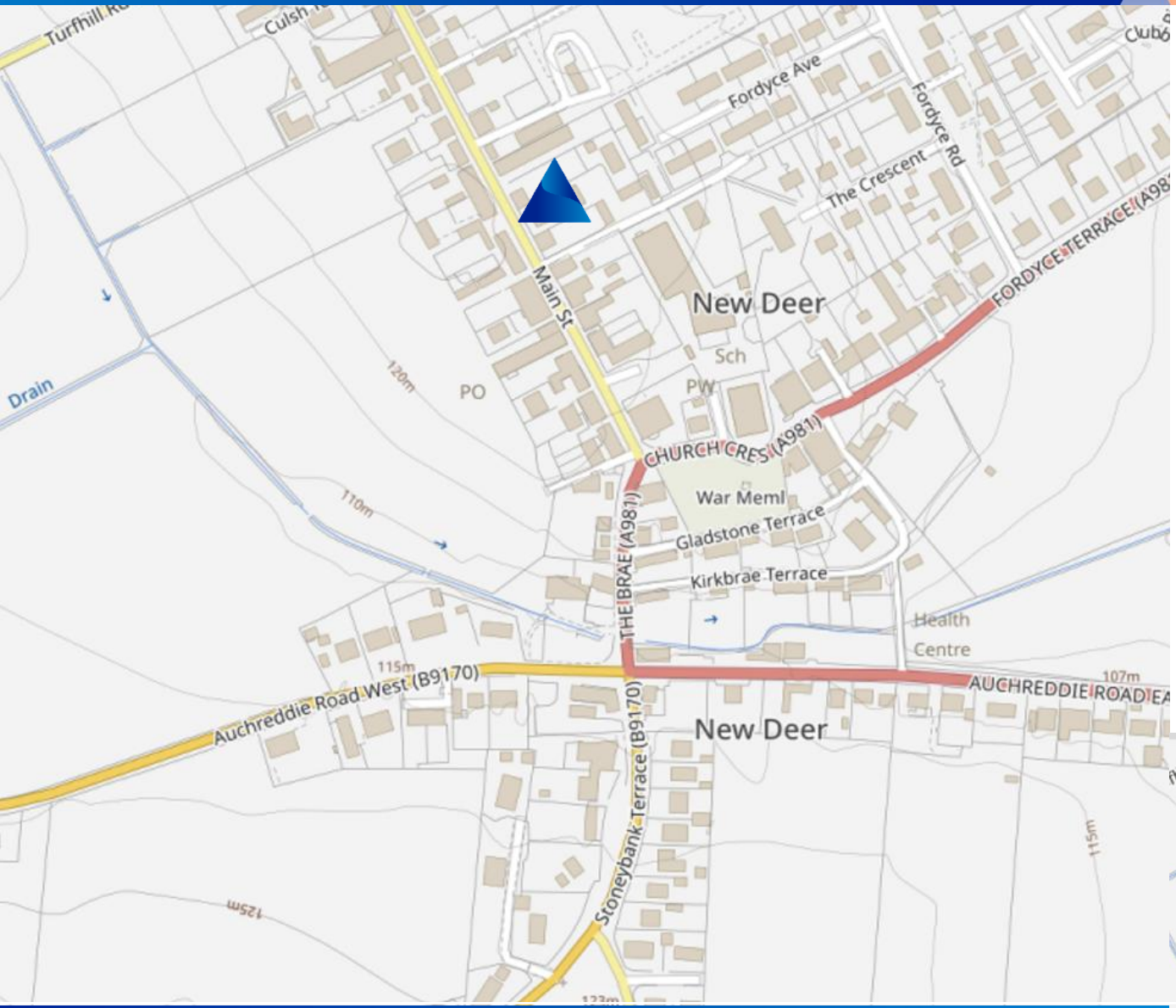
James Morrison james.morrison@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**

SHEPHERD
PROPERTY AUCTIONS

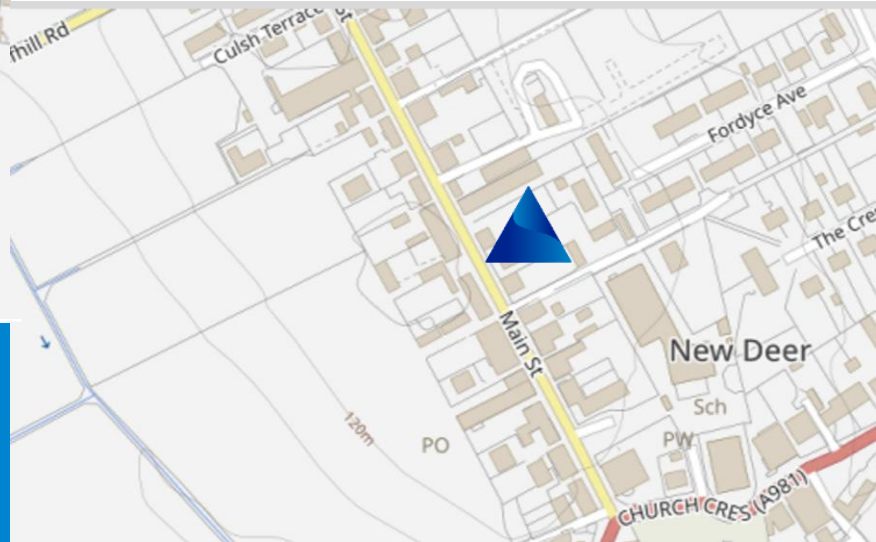
Location

ST KANE'S HALL, MAIN STREET, NEW DEER, TURRIFF, AB53 6TA



The property is situated on Main Street in the village of New Deer, which has an approximate population of 669. New Deer lies 12 miles east of Turriff and around 25 miles north of Aberdeen, serving as a key service centre for the surrounding agricultural community. The neighbouring villages of Maud, Mintlaw, and New Pitsligo are also located nearby.

The village benefits from a range of essential amenities, including various shops. A primary school is located within New Deer, while secondary education is provided at Mintlaw Academy.



Potential Conversion Opportunity

FIND ON GOOGLE MAPS

Description

The property comprises a vacant, detached C-listed building of up to two storeys, occupying a site of approximately 853 m². Constructed primarily of light-coloured granite, the side and rear walls feature square-hammered rubble, while the front elevation is finished in close-jointed hammer-blocked ashlar.

Architectural features include predominantly pointed-arched plate tracery openings, some enhanced with hood mouldings. Windows are a mix of original single-glazed timber-framed units and more modern uPVC replacements.

A single-storey ancillary structure adjoins the rear of the building. The roof is formed from timber rafters supporting sarking, finished with pitched slate and ashlar stone skews, complete with pedimented skew putts. Designated car parking spaces are located to the rear of the property. The surrounding area is primarily residential, with some commercial premises and a primary school immediately behind the site.

Accommodation

	m²	ft²
Ground Floor	316	3,401
First Floor	44	473

The property provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

The Detail

Services

The property is served with mains water, electricity and drainage.

There is no gas supply. Heating is by means of suspended ceiling heaters and fan convectors.

Rating

The property is entered in the valuation roll with a rateable value of £14,250 with effect from 1st April 2026. The valuation roll reference is VR12466.

Planning

The Property has planning consent for purposes within class 10 of the Town and Country Planning (Use Classes)(Scotland) Order 1997. 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

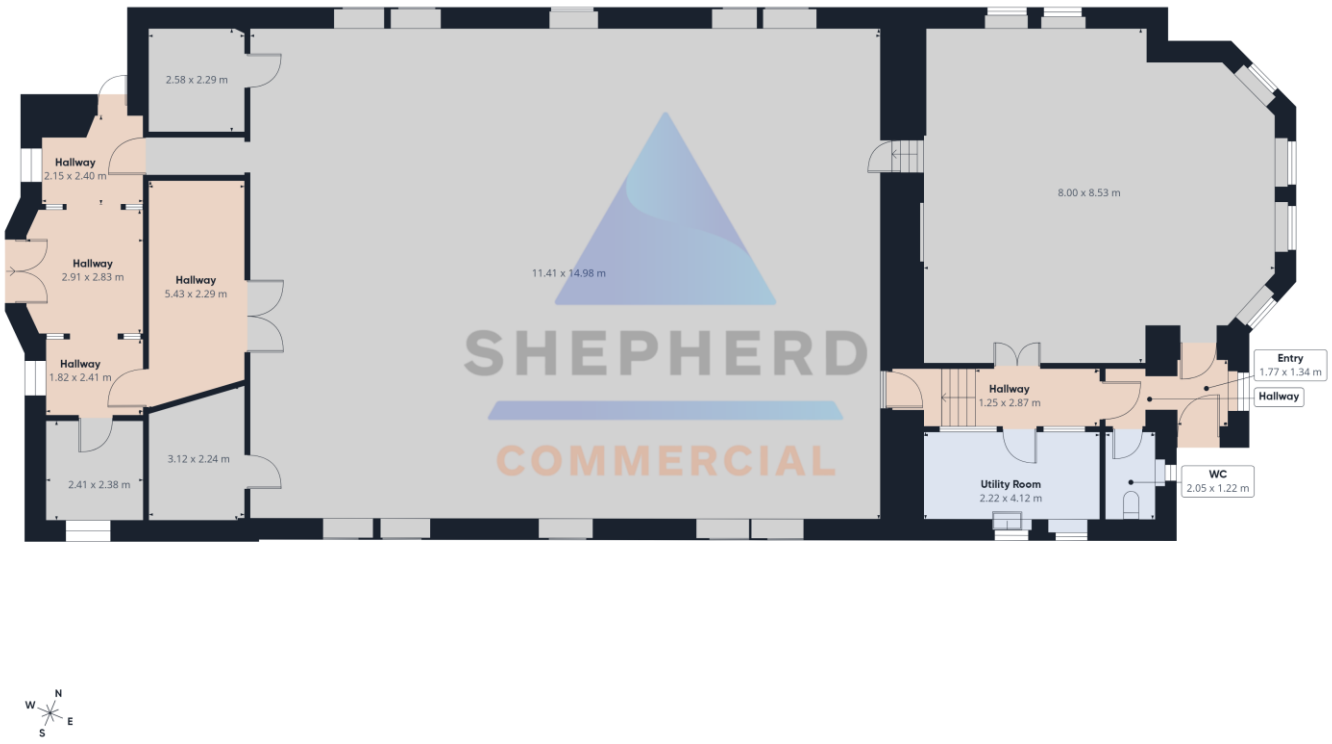
Telephone: 01467 534333

Access

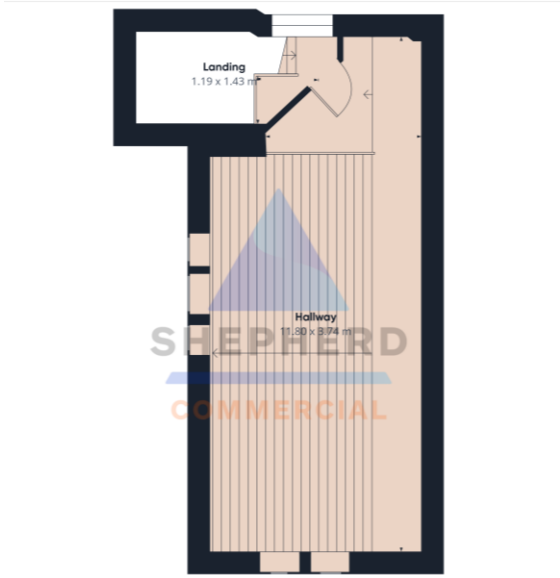
Access to the front of the property is taken directly from the public footpath on Main Street. Access from the rear has historically been taken over adjoining private land, although no formal rights are confirmed over the private section.

Floor Plans

ST KANE'S HALL, MAIN STREET, NEW DEER, TURRIFF, AB53 6TA



Floor 0



Floor 1

The Detail

ST KANE'S HALL, MAIN STREET, NEW DEER, TURRIFF, AB53 6TA

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 £25,000

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.

Land and Building Transaction Tax

The purchaser will be liable for applicable LBTT and registration dues.

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 Cavanagh
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.

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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 SEPTEMBER 2026