



CAPE HOUSE,

21 Seafield Street, Banff, AB45 1ED

- Former Office with redevelopment potential
- Area 457.92sq.m (4,929 sq.ft.)

OFFERS OVER £90,000

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

CAPE HOUSE

21 SEAFIELD STREET, BANFF

Location:

The property is located in Banff in the north of Aberdeenshire, approximately 40 miles north of Aberdeen. Banff has a population of approximately 4,000 although the population of the greater area increases to nearly 8,000 with the inclusion of the adjoining town of Macduff on the opposite side of the river Deveron. Banff is a vibrant town with an historic town centre and attractive harbour and marina. There is a good complement of local services and the town has a thriving and diverse economy.

The property is located on the corner of Seafield Street and Reidhaven Street on the periphery of Banff town centre and just outside the conservation area.

Description:

The property is a detached, 2-storey and attic category B listed villa of stone construction with a single storey modular extension to the rear. The roof of the main building is pitched with slate covering and the roof of the rear extension is flat with a felt covering. The front and rear gardens are enclosed by stone walls. Access to the property is via the main door on 21 Seafield Street.

The property has most recently been used as office accommodation but was purpose built in the late 19th century for residential purposes. Internally the property retains many original residential features, including original staircase and cornicing. It is currently configured to provide the following

accommodation (including the modular extension to the rear):

	Ground Floor	First floor	Second Floor	Totals
Office Space	178.48m ²	80.70m ²	44.53m ²	303.71m ²
Storage	13.46m ²	-	17.30m ²	30.76m ²
Kitchen	9.67m ²	-	-	9.67m ²
Toilets	10.34m ²	-	2.56m ²	12.90m ²
Circulation	32.23m ²	13.33m ²	12.8m ²	58.36m ²
External store	42.52m ²	-	-	42.52m ²
			TOTAL	457.92m ²

The subjects will be sold as seen and no guarantees or warranties are available.

Services:

The site is served with mains electricity, drainage and water. Interested parties are advised to satisfy themselves regarding the location and capacity of services.

Rating Information:

The property is currently listed on the Scottish Assessors Association website as Offices with a Rateable Value of £16,000. Please contact Grampian Assessors for further details.

T: 01261 815516

Viewing Arrangements:

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Estates Admin
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Planning:

The property is currently Class 2 (Financial, Professional and Other Services) and Aberdeenshire Council's Planning Service has indicated that change of use to Class 9 (Residential) may be favourably considered, subject to the submission and assessment of a planning application. All planning enquiries regarding alternative uses and renovation should be directed to:

Banff & Buchan Planning Office
Town House
Low Street
Banff
AB45 1AY
T: 01261 455811

E: bb.planapps@aberdeenshire.gov.uk

Developer Obligations:

Developer Obligations may be payable on a change of use or redevelopment. The Developer Obligations team can be contacted on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Price:

Offers over £90,000 are invited.

VAT:

VAT will not be payable on the sale price.

Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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Offers:

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

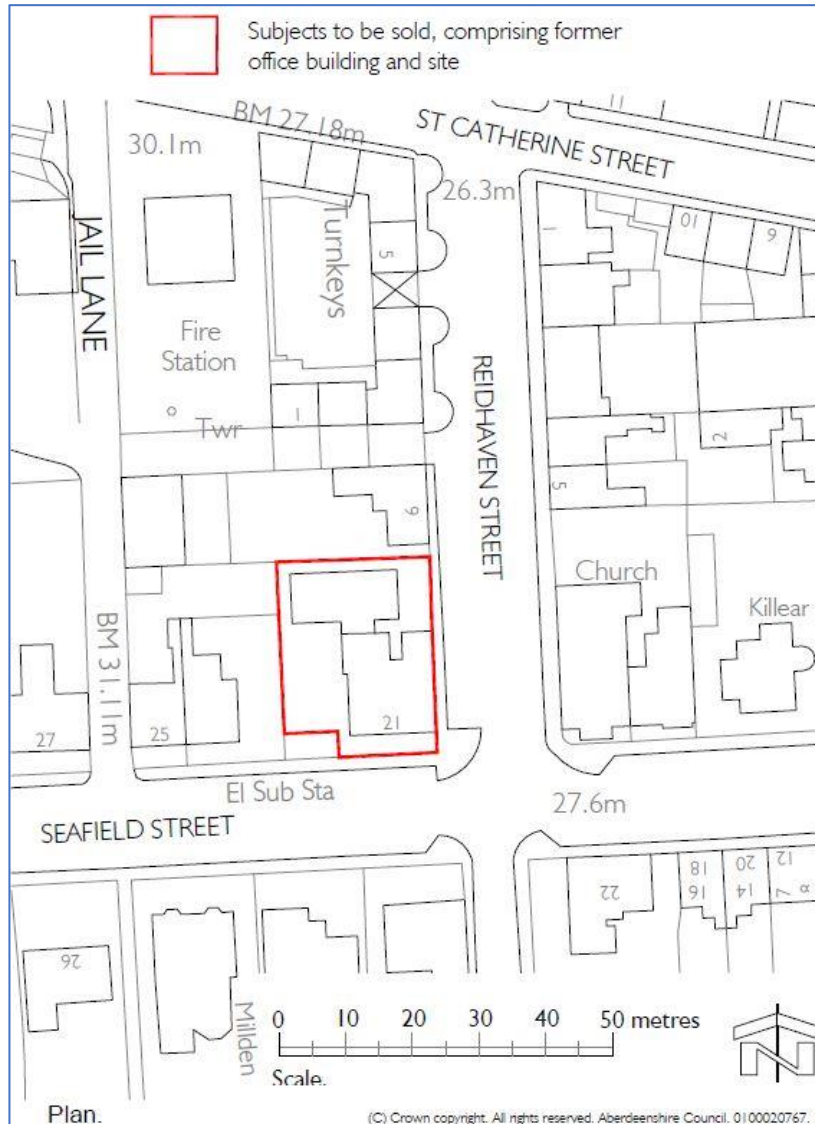
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Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. 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 tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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