

# FOR SALE BY ONLINE AUCTION

**AUCTION DATE: 4<sup>th</sup>  
December 2025**

**GIA: 1,000 SQM (10,764 SQFT)**

**SITE AREA: 600 SQM (6,458  
SQFT)**

**PROMINENT TOWN CENTRE  
LOCATION**

**POTENTIAL REDEVELOPMENT  
OPPORTUNITY**

**Guide Price : £60,000**

**VIRTUAL TOUR** 

**FORMER MACDUFF TOWN HALL, 17 SHORE STREET,  
MACDUFF, AB44 1UB**

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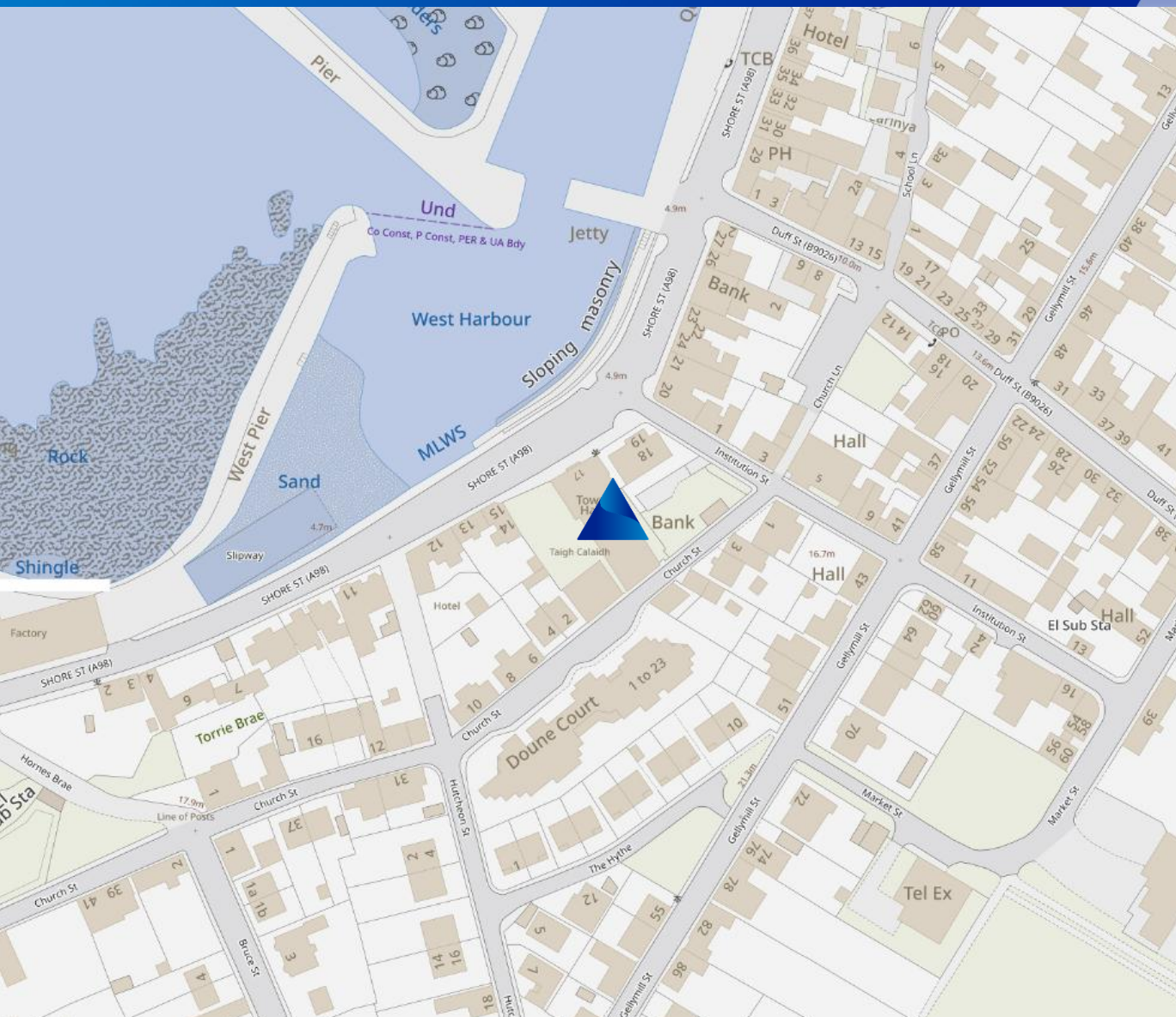
  
**SHEPHERD**  
PROPERTY AUCTIONS





# Location

FORMER MACDUFF TOWN HALL, 17 SHORE STREET, MACDUFF, AB44 1UB



The subjects can be found within the town of Macduff which is located on the north coast of Aberdeenshire approximately 40 miles north of Aberdeen. Macduff has a population of approximately 3,800 and is separated from the neighbouring town of Banff by the river Deveron.

The subjects themselves can be found on Shore Street, directly facing Macduff West Harbour and in between its junctions with Institution Street and Hutcheon Street. It is bounded on the north by Shore Street, on the west by the site of the former Highland Haven hotel, on the south by Church Street, and on the east by residential properties.



FIND ON GOOGLE MAPS

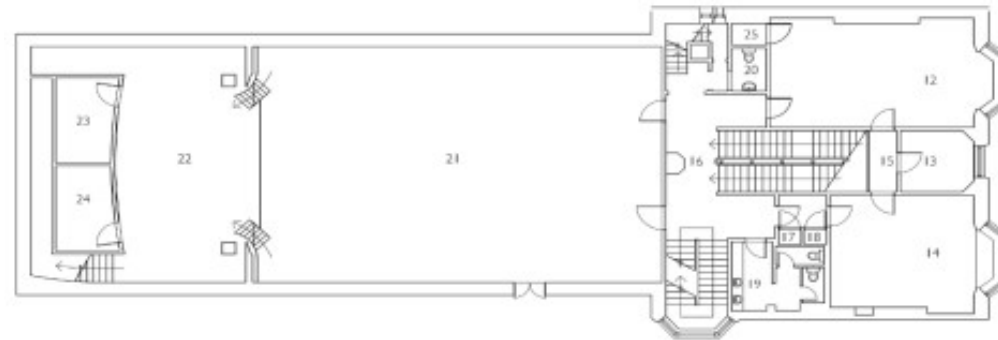


# Floor Plans

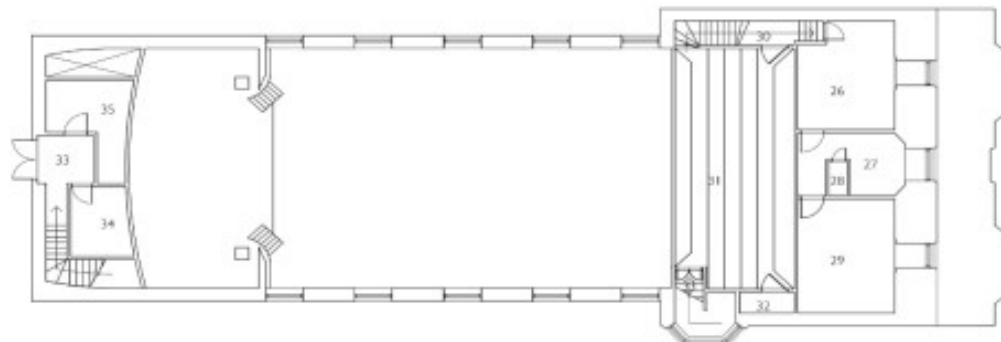
FORMER MACDUFF TOWN HALL, 17 SHORE STREET, MACDUFF, AB44 1UB



Ground Floor



First Floor



Second Floor





# Description

**FORMER MACDUFF TOWN HALL, 17 SHORE STREET, MACDUFF, AB44 1UB**

**The Former Macduff Town Hall was built in 1884 and has been Category B listed by Historic Environment Scotland. The building is detached and occupies most of the site, which slopes upwards from Shore Street to the rear of the property on Church Street.**

The front elevation on Shore Street has 3 storeys, and the rear elevation on Church Street is single storey. Its front elevation is of whinstone construction with ashlar dressings, while the side and rear elevations are granite rubble construction.

Internally, the subjects provide open plan space on each floor. Flooring throughout is generally timber with a mixture of floor coverings and walls are generally plastered and painted. Lighting is by way of a mixture of pendant and fluorescent lights and heating is via wall mounted gas fired hot water radiators and electric panel radiators.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	212	2,282
<b>First Floor</b>	591	6,361
<b>Second Floor</b>	197	2,120
<b>Total</b>	<b>1,000</b>	<b>10,764</b>

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).





## Auction Date

The auction will be held on the 4th of December 2025 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 £60,000.

## Rateable Value

The subjects have a Rateable Value of £27,500.

## Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 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**

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**Melanie Grant**

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### Shepherd Chartered Surveyors

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### 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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