

# FOR SALE BY ONLINE AUCTION

**Auction Date:**  
**4<sup>th</sup> December 2025**

**Residential Development  
Opportunity**

**Size – 135sqm / 1,453sqft**

**Centrally located for the town  
centre**

**Guide Price : £55,000**

VIRTUAL TOUR 

**CEMETERY LODGE, CONSTITUTION STREET, PETERHEAD,  
AB42 1SD**

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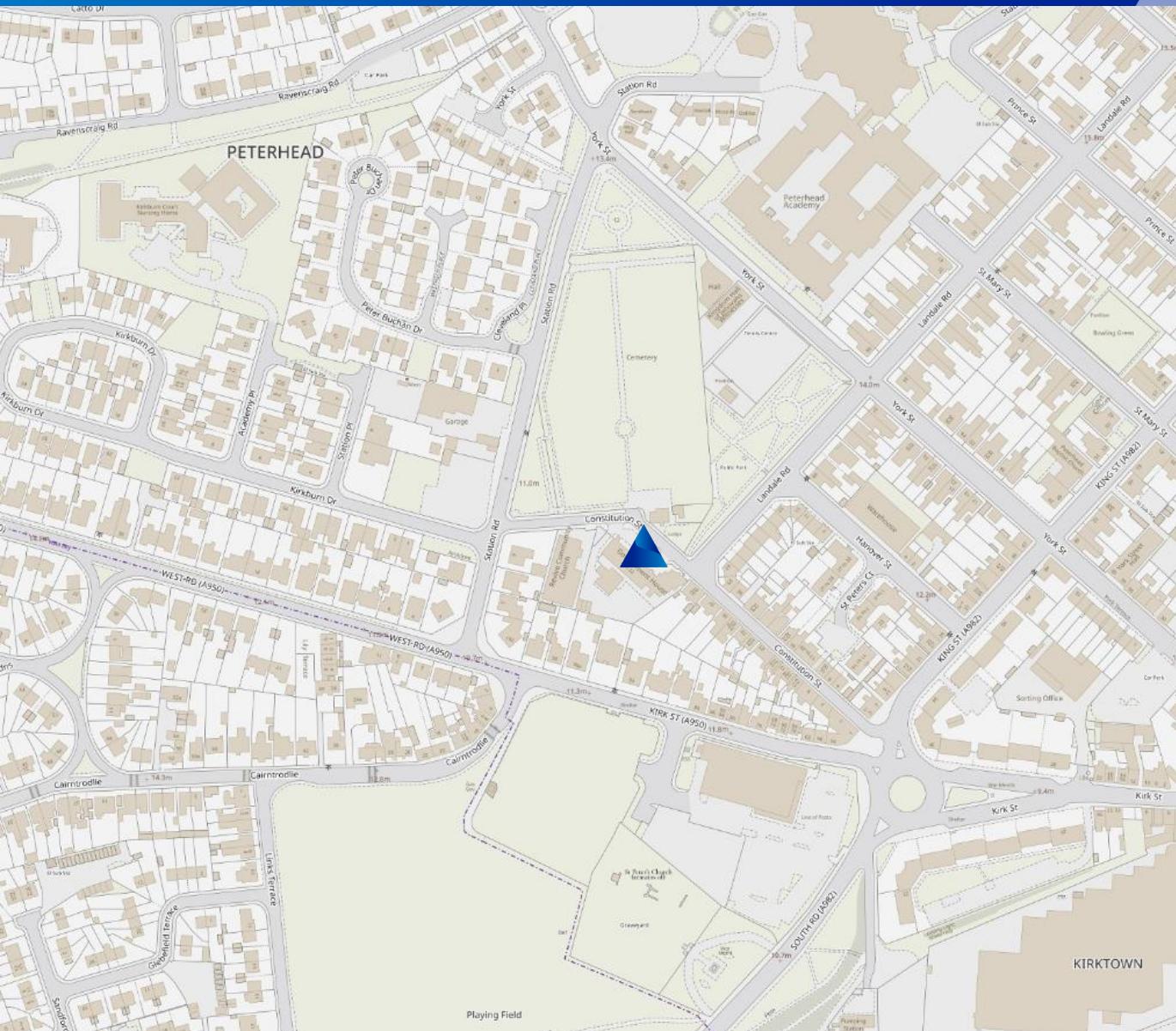
  
**SHEPHERD**  
PROPERTY AUCTIONS





## Location / Description

CEMETERY LODGE, CONSTITUTION STREET,  
PETERHEAD, AB42 1SD



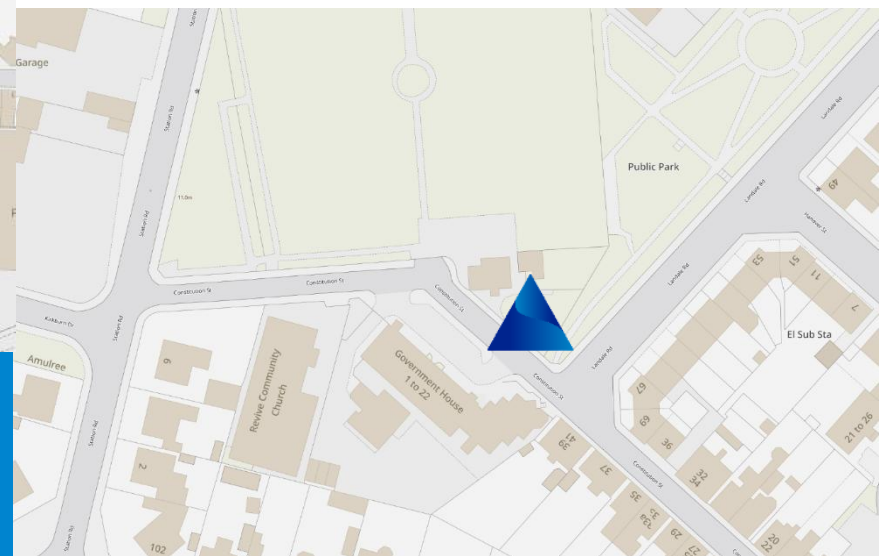
**Cemetery Lodge, Constitution Street, Peterhead, offers an investment project for the experienced property developer.**

This substantial pink granite detached Lodge is located within the grounds of the town's Cemetery and within easy walking distance of the town centre and local amenities.

The property provides spacious accommodation with two public rooms on the ground floor along with the kitchen. Upstairs are the bathroom, three bedrooms and study. There is an attractive turning staircase, with decorative wrought iron spindles, along with features such as the window shutters, corning and deep wooden skirtings.

At the rear of the house is a triangular shaped walled garden, which is very sheltered and private.

The windows of the property are boarded up due to vandalism – they are UPVC framed – some units are broken. The property has mains gas central heating, the system has been drained down and the gas supply disconnected, this will require professional reconnection.



## Residential Development Opportunity



FIND ON GOOGLE MAPS





# Accommodation

CEMETERY LODGE, CONSTITUTION STREET,  
PETERHEAD, AB42 1SD



Cemetery Lodge and Garden – coloured in pink. Vehicular and Pedestrian Access, shared with the cemetery – coloured in yellow.

Use restricted to garden ground. Development on this area will require separate agreement with Aberdeenshire Council – coloured green

Boundary walls to be retained and maintained by Aberdeenshire Council – coloured blue

The property will be sold with a servitude in favour of the Purchaser permitting vehicular/pedestrian access over area of ground in the north-west side of the property and access in the north-east boundary of the building for the purpose of maintenance and repair of the building wall/roof.

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	73	796
<b>First Floor</b>	61	657
<b>Total</b>	<b>135</b>	<b>1,453</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 4<sup>th</sup> December 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 £55,000

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 'F'.

A copy of the EPC is available upon request.

## Council Tax Band

The property has a banding of 'B', reference CT1109860..

## Home Report

A copy of the report 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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## 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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