

FOR SALE

**Former Police Station
and Police Flat**

On instruction of:



Suitable for variety of uses (subject to planning)

Ground Floor – 86.81 sqm (934 sqft)
Flat – 98.66 sqm (1,062 sqft)

Price - £190,000

VIRTUAL TOUR 

**FORMER ABOYNE POLICE STATION AND POLICE FLAT,
CHARLESTOWN ROAD, ABOYNE, AB34 5EJ**

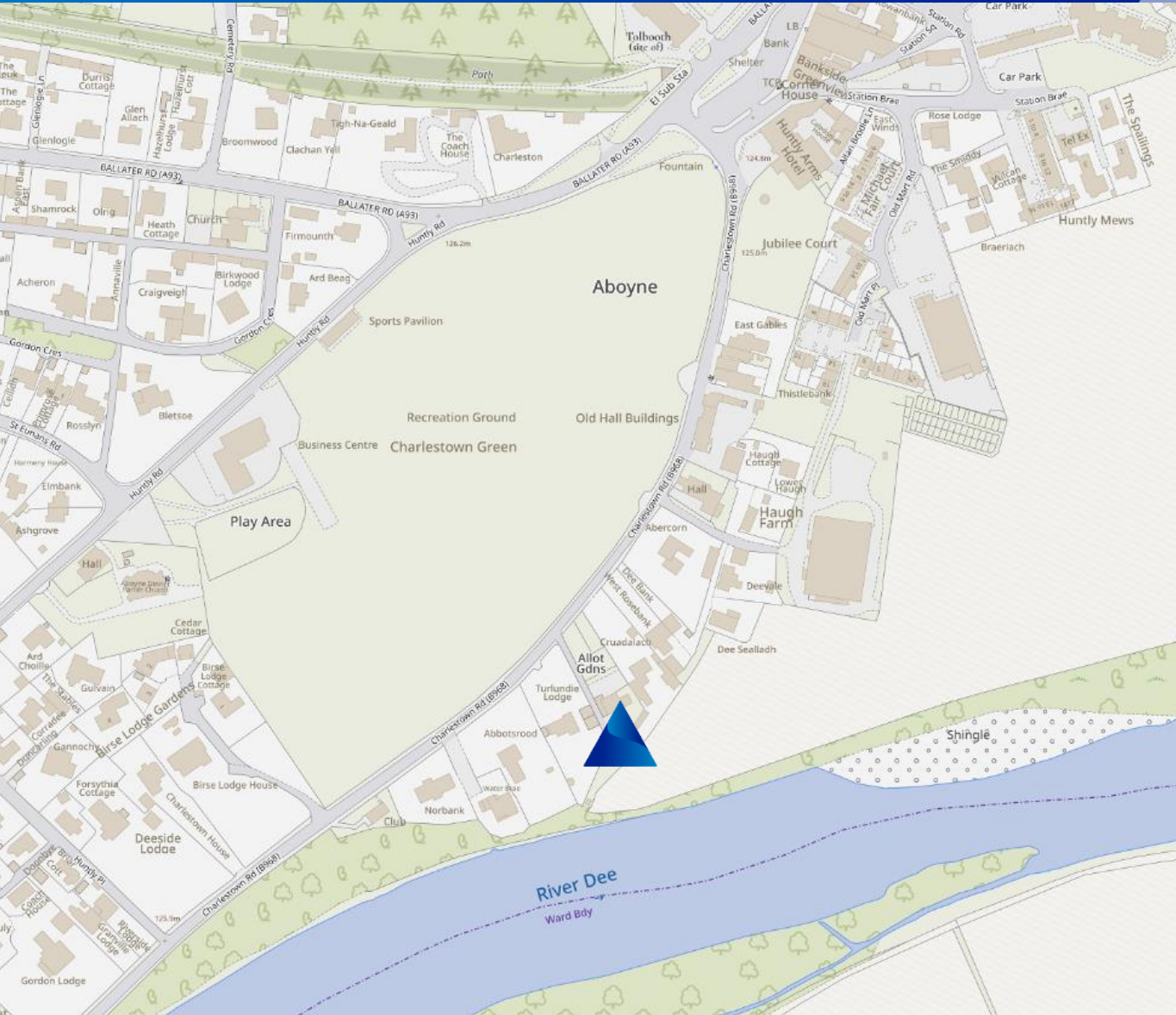
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Location

ABOYNE POLICE STATION, CHARLESTOWN ROAD, ABOYNE, AB34 5EJ



The subjects are located within Aboyne, a small rural service centre within the heart of Royal Deeside. Aboyne is located on the A93 roadway, the primary route through the area carrying traffic to Aberdeen, which is approximately 30 miles to the east and further into Deeside with Ballater, Balmoral, and Braemar to the west.

Aboyne has a population of circa 3,000 people and is an attractive and popular settlement benefiting from good levels of tourist trade.

The subjects themselves are located on the south side of Charlestown Road, a short distance to the southwest of Aboyne Town Centre. The subjects are located in an established residential area, with surrounding properties being in such use.

Access is via the front yard from the public highway. Historically, vehicular access is from the adjacent private lane – further information available on request.

Former Police Station
and Police Flat



FIND ON GOOGLE MAPS



Description

ABOYNE POLICE STATION, CHARLESTOWN ROAD, ABOYNE, AB34 5EJ



The subjects comprise a detached single storey and attic building of traditional granite and slate construction incorporating dormer projections to the front and rear. Access to the ground floor is via a timber pedestrian door to the front elevation. To the side, there is a blockwork extension providing separate access to the residential flat at first floor level.

Internally, the subjects currently form cellular office accommodation and ancillary staff facilities at ground floor level, with a residential flat to attic level. The office areas are generally finished with a concrete floor, overlaid predominantly in carpet, with painted plasterboard lined walls and ceilings. There is also a holding cell at this level. A staff kitchen and two WCs complete the ground floor.

The first floor residential flat comprises three bedrooms, a living room, kitchen, storage cupboard and bathroom. The flooring throughout is of suspended timber design.

A detached single garage and various external stores are located to the rear of the premises.

Accommodation

	m ²	ft ²
Ground Floor	86.81	934

	m ²	ft ²
Flat	98.66	1,062

The ground floor has been calculated on a Net Internal Floor area with the first floor on a Gross Internal Floor Area in accordance with the RICS Code of Measuring Practice.



Description

ABOYNE POLICE STATION, CHARLESTOWN ROAD, ABOYNE, AB34 5EJ





Site Plan

ABOYNE POLICE STATION, CHARLESTOWN
ROAD, ABOYNE, AB34 5EJ

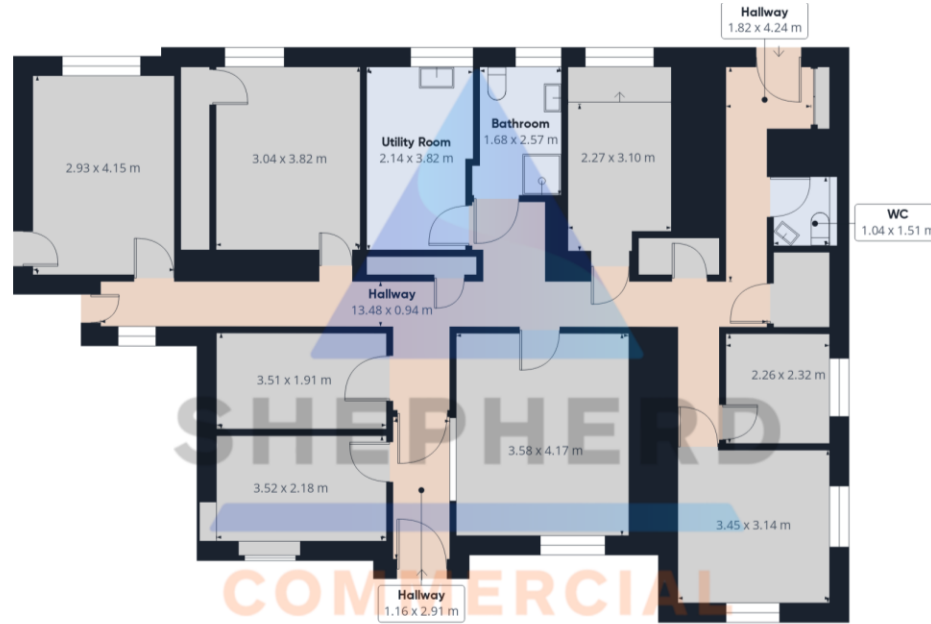


This plan is illustrative only.



Floor Plan

ABOYNE POLICE STATION, CHARLESTOWN ROAD, ABOYNE, AB34 5EJ



Floor 0





Price

£190,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value/Council Tax

The ground floor is currently entered into the Valuation Roll at a rateable value of £7,100.

The first floor flat has a council tax banding of D.

Energy Performance Certificate

Former Police Station EPC rating 'E'

Police Flat EPC rating 'F'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) And Registration Dues, if applicable.

Sold As Seen

The premises shall be sold as seen.

Planning

For the avoidance of doubt separate planning changes may be required for the flat and office dependant on proposed use.

VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or (c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia. In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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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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; (ii) 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 MAY 2026