

FOR SALE

**FORMER POLICE HOUSE &
OFFICE ON EXTENSIVE SITE**

- > 3 BED RESIDENTIAL PROPERTY WITH ADJOINING FORMER POLICE OFFICE SUITABLE FOR REFURBISHMENT AND CONVERSION.
- > LOCATED WITHIN POPULAR VILLAGE OF LONGFORGAN WITH GOOD ACCESS TO DUNDEE/PERTH VIA A90 ADJACENT.
- > 149.47 SQ.M (1,609 SQ.FT)
- > OFFERS OVER £225,000

**FORMER POLICE HOUSE & OFFICE, 1-3 MAIN STREET
LONGFORGAN, DD2 5EP**

Contact: Gavin Russell - g.russell@shepherd.co.uk 01382 200454 - www.shepherd.co.uk



**POLICE
SCOTLAND**
Keeping people safe
POILEAS ALBA

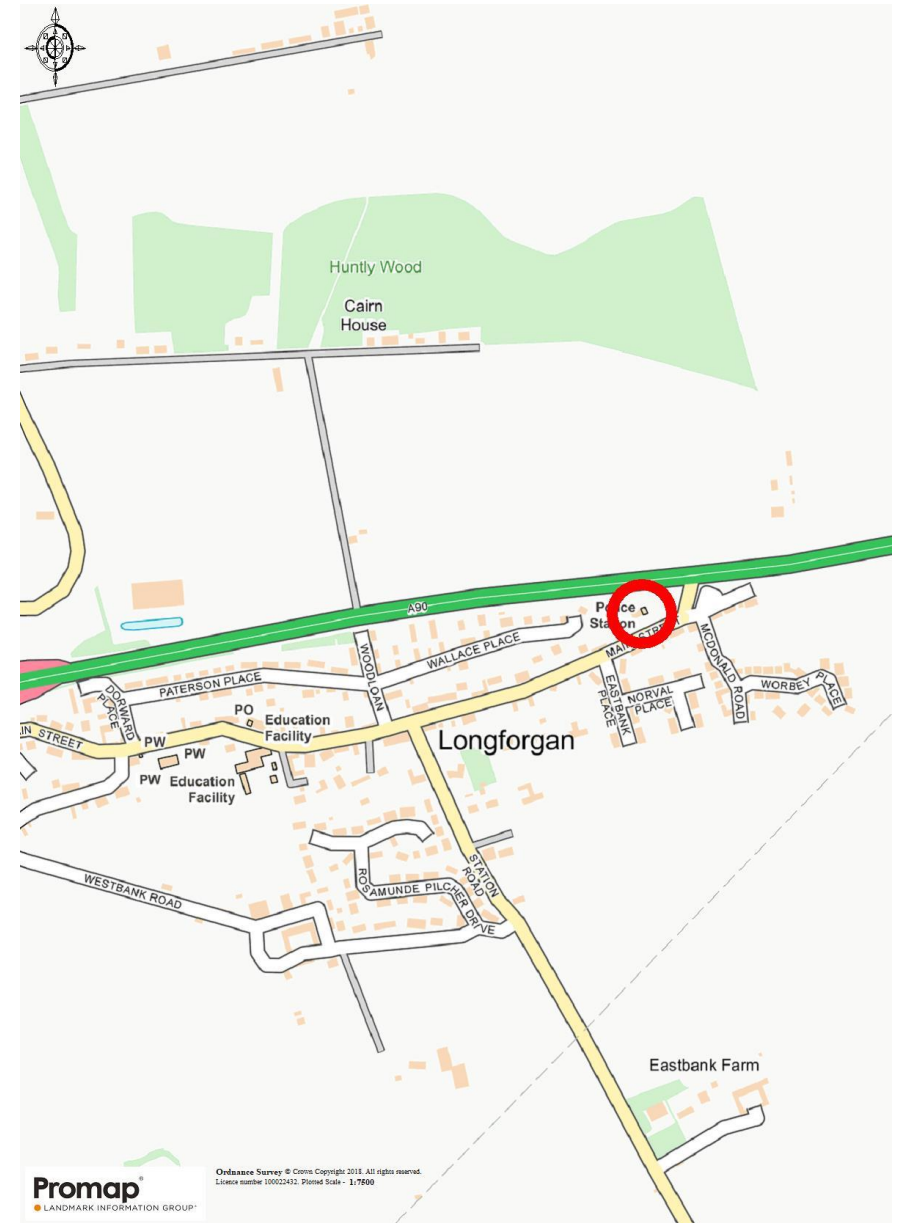


LOCATION

Longforgan is a village and parish in the Carse of Gowrie, within the Perth and Kinross local authority area and is situated approximately 5 miles (8.0km) west of Dundee and south of the main A90 dual-carriageway which links east towards Dundee to west towards Perth. As such the village is a popular location for residents and commuters alike.

The subjects are located on the north side of Main Street, near the eastern edge of the village and adjacent to the main exit from the southbound carriageway of the A90.

This is a predominately residential area with some local amenities such as a Primary School, Hotel and Village Shop & Post Office being located a short distance west.



DESCRIPTION

The subjects comprise a former Police Office with three-bed semi-detached house adjacent and a shared parking/garden to the front, side and rear.

The residential property comprises a two-storey semi-detached brick-built property with stone clad feature entrance vestibule to the front.

Internally at ground floor there is a living room, kitchen and utility/storage areas with stairs to first floor level. The first floor comprises three bedrooms and a bathroom. A timber hatch provides access to attic storage area which is partly floored.

Heating and hot water is provided via a combination gas boiler feeding wall mounted radiators throughout. Modernisation is required throughout the residential unit.

The office is a brick/block construction partly stone clad and harled with a flat roof over.

Externally the main entrance has a concrete ramp walkway leading from the car park to the side with a tarmacadam surfaced car park with surface drainage all accessed via a driveway leading from Main Street.

In addition, there is a timber built shed/garage to the rear of the car park.

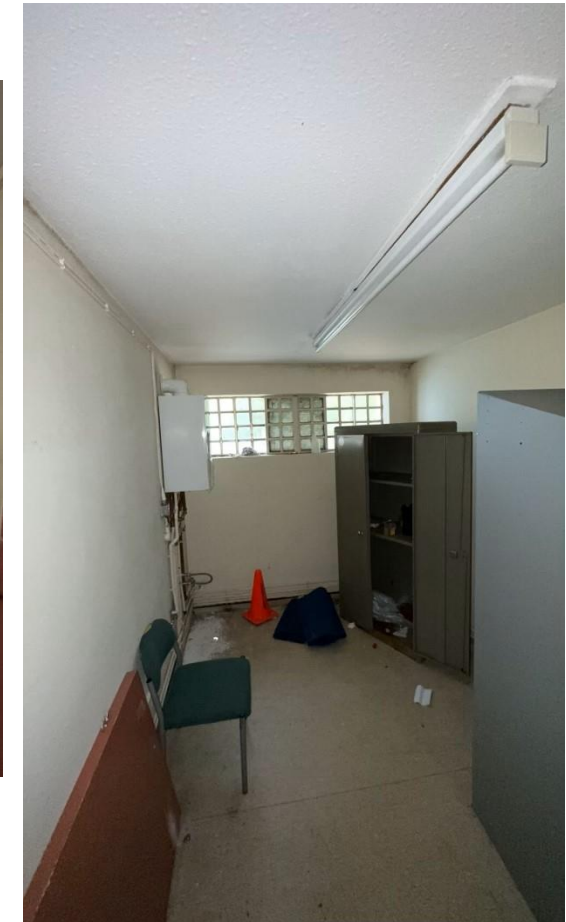
Internally the subjects comprise office/reception, staff room/kitchen, former prison cell and a single WC. There is an interconnecting door to the residential unit which is currently blocked up.

Externally there is an extensive garden to the rear of the subjects bounded by mature trees.

We understand the site extends to approximately 0.08 hectares (0.2 acres) or thereby.







PRICE

Our client is inviting offers over **£225,000** for their heritable interest.

RATEABLE VALUE / COUNCIL TAX

The Police Office (no.1) is entered in the current Valuation Roll with a rateable value of £2,350.

The business rate poundage for 2024/25 is 49.8p.

The Police House (no.3) is rated as Band D for council tax purposes.

PLANNING

The subjects were previously used as separate Police Office and residential house.

Interested purchasers should make their own enquiries with regards any change of use planning application or other planning related matters to the local planning department at Perth and Kinross Council.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

EPC

The EPC will be made available on application.

VAT

All prices quoted are exclusive of VAT which may be applicable.

ACCOMODATION	m ²	ft ²
Former Police Office Office/ Reception, Staff Kitchen, storage and W.C.	52.09	561
Former Police House – Ground Floor Office/ Reception, Staff Kitchen, storage and W.C.	48.69	524
Former Police House – First Floor Office/ Reception, Staff Kitchen, storage and W.C.	48.69	524
TOTAL	149.47	1,609

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with RICS Property Measurement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).

MONEY LAUNDERING

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 and 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.

POLICE SCOTLAND – 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.



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

Shepherd Chartered Surveyors – 13 Albert Square, Dundee, DD1 1XA – 01382 878005

Contact: Gavin Russell g.russell@shepherd.co.uk

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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