

Our Ref: AR / STH AT
Your Ref:

Please ask for Amanda Roe
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Email amanda.roe@aberdeenshire.gov.uk

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02 December 2025

If you have difficulty reading this document, please contact Mhairi Reid on 01467 534505

**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT
DECISION NOTICE - AGREED**

11 November 2025

This Decision Notice relates to the asset transfer request made by Strichen Town House Trust on 3rd June 2025 in relation to Strichen Library. This asset is shown on the attached plan outlined in red.

Aberdeenshire Council has decided to agree to the request.

The reasons for this decision are as follows:

The request demonstrated a contribution to the following Aberdeenshire Council Priorities: “Connected Communities” and “Living Well Locally” by supporting communities to articulate challenges facing them and how they can achieve better outcomes together, supporting opportunities for residents to be healthy and active and promoting greater participation by communities so we are working to shared and collective ambitions in our places.

The proposal demonstrated significant community benefit by ensuring continued access to a valued local resource, fostering opportunities for learning, social interaction, and cultural engagement that contribute to overall wellbeing and community resilience.

The attached document specifies the terms and conditions subject to which we would be prepared to transfer ownership of the asset to you. If you wish to proceed, you must submit an offer to us at the address above by no later than **11th May 2026**.

The offer must reflect the terms and conditions attached and may include such other reasonable

terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

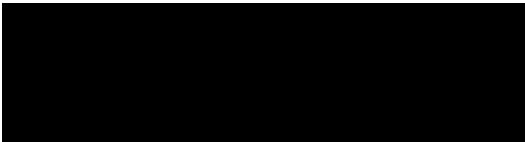
Right to review

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may apply to the Council to review this decision.

Any application for review must be made in writing to buchan@aberdeenshire.gov.uk by **2nd January 2026**.

Guidance on making an application for review is available at [Review and Appeals Guidance](#) (Scottish Government).

Yours sincerely



Amanda Roe
Buchan Area Manager

Plan and Conditions



Conditions of Sale

1	Subjects:	The library building 59A Water Street, Strichen, Aberdeenshire all as shown outlined in red on the attached plan.
2	Property Type: (Shop, Office, Unit, Land, Other)	Library
3	Financial Implications:	The price will be ONE POUND (£1), if asked, plus VAT thereon, if applicable.
	VAT	If applicable VAT will be payable in addition to the price.
	Land and Buildings Transaction Tax:	The Purchasers are responsible for the payment of LBTT where applicable.
	Payment Method:	The price, if asked, will be paid by direct debit.
	Uniform Business Rates:	The Purchasers will be responsible for the payment of all uniform business rates (UBR), taxes and other assessments, which may be levied in respect of the occupation of the premises.
	Insurance:	The Purchasers will insure the Subjects against loss or damage by fire, storm, lightning, explosion and damage by objects falling from the air for

	<p>a sum, which in the opinion of the Council represents the full reinstatement value of the Subjects (including professional fees).</p> <p>The Purchasers are required to insure the Subjects at their own expense against public liability and for the Purchasers' fixtures, fittings, plant or machinery in or on the premises.</p> <p>The Purchasers shall exhibit to the Council their public liability insurance policy for the Subjects if requested to do so.</p>
Date of Entry:	The Date of Entry will be agreed once full terms of sale are agreed and a formal bargain has been entered into.
Repairs and Maintenance:	<p>The Council give no warranty concerning any of the utilities serving the Subjects.</p> <p>The Purchasers will accept the Subjects as fit for their purposes as at the date of entry.</p> <p>The Purchasers will be responsible for and carry out all repairs and maintenance necessary to keep and maintain the Subjects in good, substantial condition and repair including, without prejudice to the foregoing generality, such repairs and maintenance that may be required to any fixtures and fittings.</p> <p>The Purchasers will keep the Subjects in a neat and tidy condition at their expense to the Council's satisfaction.</p> <p>In addition, the Purchasers will not store or permit to be stored dangerous or noxious substances or materials on the Subjects without the prior written consent of the Council, which consent may be granted or withheld or granted subject to conditions in the sole discretion of the Council, nor will the Purchasers allow to pass into the sewers or drains serving the Subjects any noxious or deleterious effluent or any other substance which might cause any obstruction in or damage to such sewers or drains.</p> <p>Storage within the grounds of the Subjects is subject to any conditions imposed by Aberdeenshire Council's Planning and Environmental service.</p>
User:	<p>The subjects will be used for the provision of library services. The Purchasers should satisfy themselves that the subjects are suitable for such purposes.</p> <p>Where the Purchasers subsequently decide to dispoene the subjects and the intended use of the subjects relative to such re-sale is to be different from that of the provision of library services the Council shall be entitled, but not bound, to require the Purchasers to either (1) dispoene back the subjects to the Council at the same consideration as was paid by the Purchasers or (2) pay to the Council such sum as represents the difference between the consideration paid by the Purchasers and the open market value of the subjects which value in the case of utilisation for a different use shall take appropriate account of such use .</p>
Signage:	The erection of signs will require the consent of the Council, which consent will not be unreasonably withheld. Such consent is without

		prejudice to the determination of any planning application by Aberdeenshire Council.
	Statutory Obligations:	It will be the Purchasers' responsibility to comply with statutory requirements such as compliance with fire regulations, provision and testing of firefighting equipment, fire drills, water testing (legionella), portable appliance testing, electrical system testing, health and safety risk assessments, servicing of equipment, etc.
4	Legal Expenses:	The Purchasers shall meet the Council's legal expenses concerning this transaction which will be £515.00