



Conversion Opportunity

STRACHAN PRIMARY SCHOOL

Strachan, Banchory, AB31 6NN

- Site Area - 797m² (8,579ft²)
- Building GIA 154.9m² (1,667ft²)

OFFERS OVER £110,000

Contact Details

Telephone - 01467 469261

Email – estates@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

FOR SALE

STRACHAN PRIMARY SCHOOL

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Location:

The Property is located on the northern side of the B974 in the village of Strachan. It is bounded by a private road to the north and east, the B974 to the south, and a residential property to the west.

Strachan is a small village located on the B974 approximately 5km south-west of Banchory and approximately 28km west of Aberdeen. Strachan comprises mainly residential properties located on and set back from the B974. The village has no local services, however Banchory is a larger commuter town with many high street retail outlets, supermarkets, and other services.



Description:

The property is a former primary school comprising a single detached building of traditional granite stone construction with a pitched slate roof. Internally the property has 2 large classrooms and ancillary accommodation. The toilet accommodation is contained within a single storey rear extension which has a flat roof. The flooring has a mixture of vinyl and carpet covering, the walls are mainly painted plasterboard with some wood panelling, and the ceiling is mainly suspended acoustic tile incorporating fluorescent lighting. The windows are single glazed, timber sash and case.

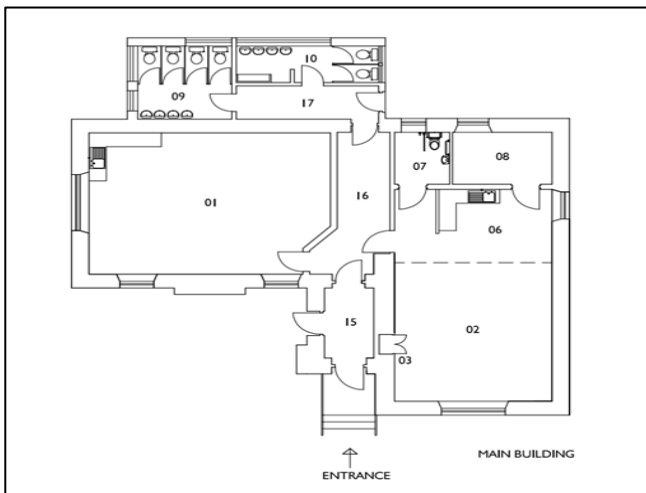
Externally, the former school playground is at the front of the property. It has a tar surface and some fixed play equipment. There is an external boiler house at the rear of the property. The site is bound on all sides by a traditional granite stone wall and post and wire security fencing.

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Floor Areas:

Classroom 1	49.9 m ² (537.12 ft ²)
Classroom 2	32.8 m ² (353.06 ft ²)
Office 1	17.3 m ² (186.22 ft ²)
Office 2	7.70 m ² (82.88 ft ²)
Toilets	22.4 m ² (241.11 ft ²)
Entry Vestibule	5.20 m ² (55.97 ft ²)
Corridors	19.3 m ² (207.74 ft ²)
Storage	0.30 m ² (3.23 ft ²)
GIA	154.90 m² (1,667.33 ft²)



Services:

The property has mains electricity and oil-fired heating. Foul and surface drainage is to the public sewer and there is a private, shared water supply from Scottish Water. Further details of the water supply can be provided on request.

Access:

There is pedestrian access from a private road via gates on the northern and eastern boundaries. Pedestrian access has been taken from this road for many years although the property does not benefit from any express servitude right of access. The Council should be in the position to provide at least 2 affidavits confirming that pedestrian access has been exercised over and across this road for a continuous period in excess of 20 years. Further information can be provided on request.

Car Parking:

There is no car parking within the Property. The former school used an area of ground for car parking on the private road on the eastern side of the Property. This car parking area is delineated on the ground and can accommodate approximately 5 cars. The Property does not benefit from any express rights to use this ground, but the Council should be in the position to provide at least 2 affidavits confirming that this ground has been used for car parking for a

Viewing Arrangements:

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All enquiries regarding the creation of on-site car parking from the B979 should be addressed to:

roadsdevelopmentenquiries@aberdeenshire.gov.uk

Site Restrictions:

There is a legal burden affecting approximately 95m² of ground next to the western boundary. This area is to be used for playground or garden purposes only and no permanent buildings erected. Further information can be provided on request.

EPC:

The Property has an EPC rating of E.

Rating:

The Property is currently listed in the Scottish Assessors Association website as a school with a rateable value of £725.

Planning:

The Property has planning consent for the former use as a school. Parties interested in obtaining consent for an alternative use should make enquiries with Aberdeenshire Council's planning service. The school building is not listed but the Council's preference

would be for the retention of the building within any proposed redevelopment. All planning enquiries should be directed to the Council's planning team:

Planning@aberdeenshire.gov.uk

Price:

Offers in excess of £110,000 are invited.

VAT:

Sale will be exempt from VAT

Land Buyers Transaction Tax (LBTT):

The purchase will be liable for applicable LBTT and land registration dues.

Legal Costs:

The Purchaser will be required to pay the Council's legal costs of £600 plus VAT.

Viewing Arrangements/Offers:


To view the property or for further information please contact:

T: 01467 469261

E: estates@aberdeenshire.gov.uk


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Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

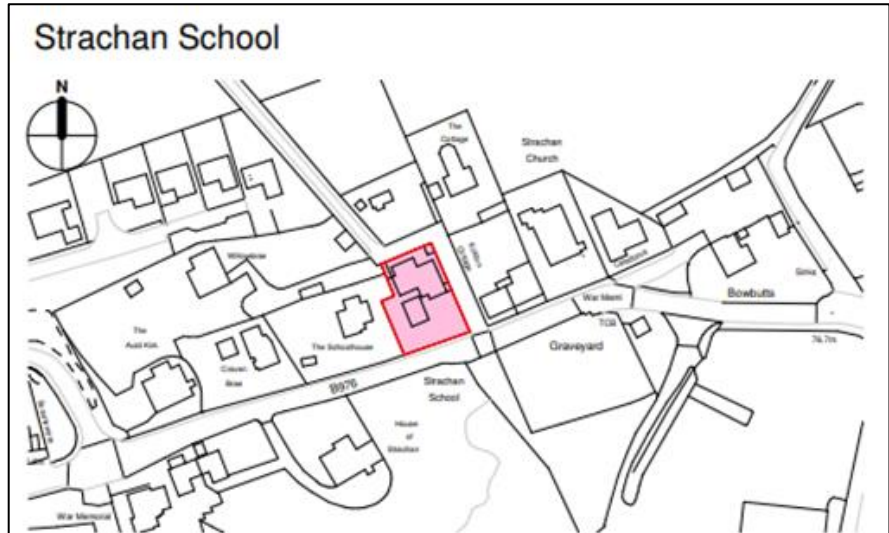


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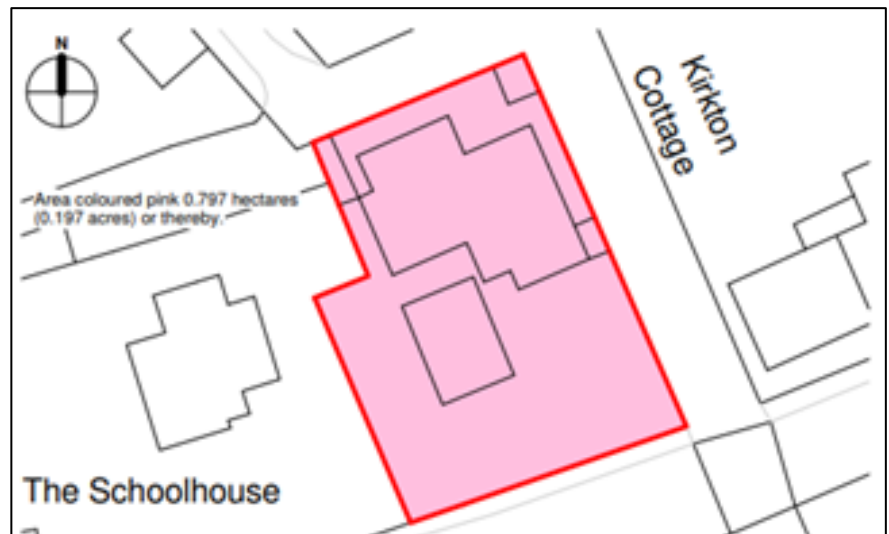
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Location Plan:



Site:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. 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 tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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