



**DEVELOPMENT OPPORTUNITY  
FORMER CLATT PRIMARY SCHOOL**  
Clatt, Huntly, AB54 4NY

- Site Area - 877.79 sq m (9,449 sq ft)
- Gross Internal Floor Area
  - Main Building 233.4 sq m (2,512 sq ft)
  - Temporary cabin 144.8 sq m (1559 sq ft)
  - Total 378.2 sq m (4,071 sq ft)

**Offers over £80,000**

Contact Details  
Telephone 01467 469261  
Email [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

**FOR SALE**

## Location:



The settlement of Clatt benefits from a village hall and Kirk and is located only 16.09 km (10 miles) to the south of Huntly. Outdoor events such as Tractor rallies and dog shows are popular in the village.

Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 62.79 km (39 miles) north west of Aberdeen. Secondary Schooling is provided at The Gordon Schools in Huntly. The town is the home of Clan Gordon and locally renowned for Huntly Castle. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course.



Clatt is also close to Insch, 12.08 km (7.5 miles) to the east, which is a growing town and home to the Picardy Pictish Stone one of the oldest Pictish stones dated from the 7th Century. Both Huntly and Insch have bus and rail links to Aberdeen.

From Clatt, the city of Aberdeen is approximately 54.74 km (34 miles) to the southeast, with Aberdeen International Airport 48.3 km (30 miles) also to the southeast.

## Description:



The subject property is a vacant primary school on a square site surrounded by residential properties and the Kirk.

The buildings comprise a brick built original building under a pitched slate roof with an additional wood boarded portal frame cabin under a pitched slate roof with roof lights. The windows are pvc and wood double glazed. The cabin is attached to the original building by a flat roofed walkway.

Internally the original building provides a solid carpet and wood covered floor, wall sockets, painted plastered walls and a mixture of suspended and solid ceilings, which have recessed strip lights and ceiling mounted strip lights respectively. It comprises an open plan classroom, office, staff room, library, store, boys and girls WCs and staff WCs. Heating is by wall mounted electric units.

The temporary cabin has a suspended linoleum floor, painted board walls, ceiling mounted strip lights and wall mounted blower heaters. It comprises a dining area, servery and PE store.

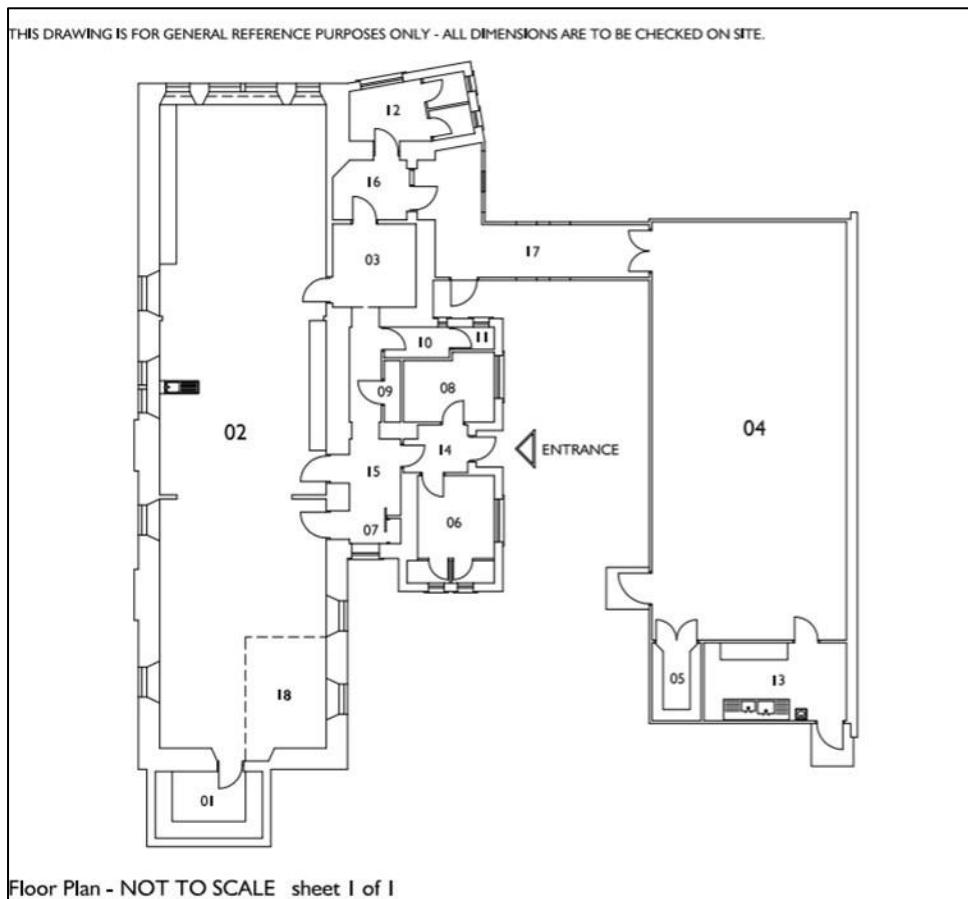
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## Accommodation:

The total Gross Internal Area (GIA) of the ground floor of the buildings is approximately 378.2 sq m (4,071 sq ft).

## Floor Plan:



## Contact Details

### Telephone

[email@aberdeenshire.gov.uk](mailto:email@aberdeenshire.gov.uk)

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## **Services:**

The property is served by mains water and electricity. Sewerage is provided by septic tank.

## **Access:**

Access to the property is via a lane, which passes through the title of The Five Pounds Cottage.

Aberdeenshire Council have a valid and legally enforceable servitude right of access to the Clatt School subjects via the access road. Furthermore, this right runs with the land and will continue in favour of any successors in title to the Clatt School subjects.

## **EPC (Energy Performance Certificate):**

The Property has an EPC rating of G.

## **Rating:**

The rateable value is £6,800 effective from 01/04/2026.

## **Planning:**

The property use is Class 8.

Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service.

All planning enquiries should be directed to the Council's planning team.

Email: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)

Telephone: 01467 534333

## **Price:**

Offers in excess of £80,000 are invited.

## **VAT:**

The sale will be exempt from VAT.

## **Land and Buildings Transaction Tax (LBTT):**

The purchaser will be liable for applicable LBTT and registration dues.

## **Legal Costs:**

Both parties will be responsible for their respective legal costs.

## **Viewing Arrangements:**

To arrange a viewing please contact:

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## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Offers:

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. T. 01467 469261.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase must state the price and proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

## Viewings:

To arrange a viewing please contact Estates Admin.

Telephone: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

## Viewing Arrangements:

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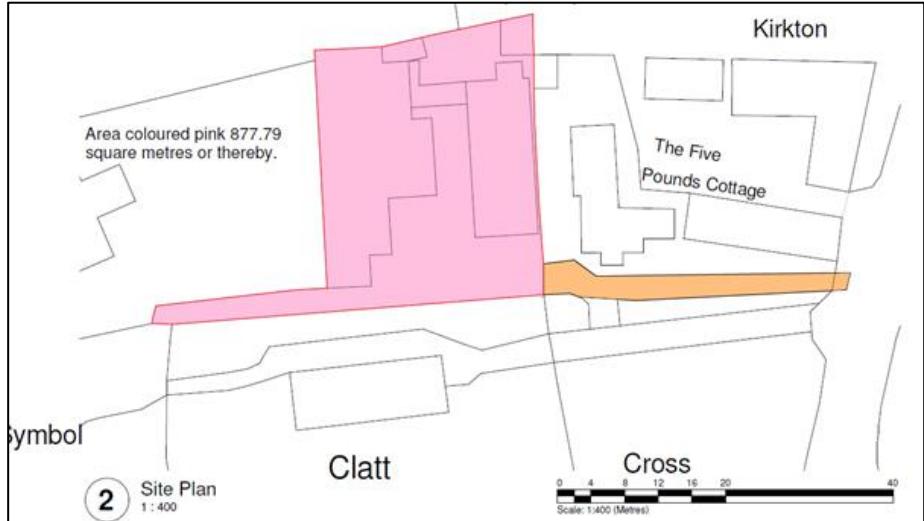
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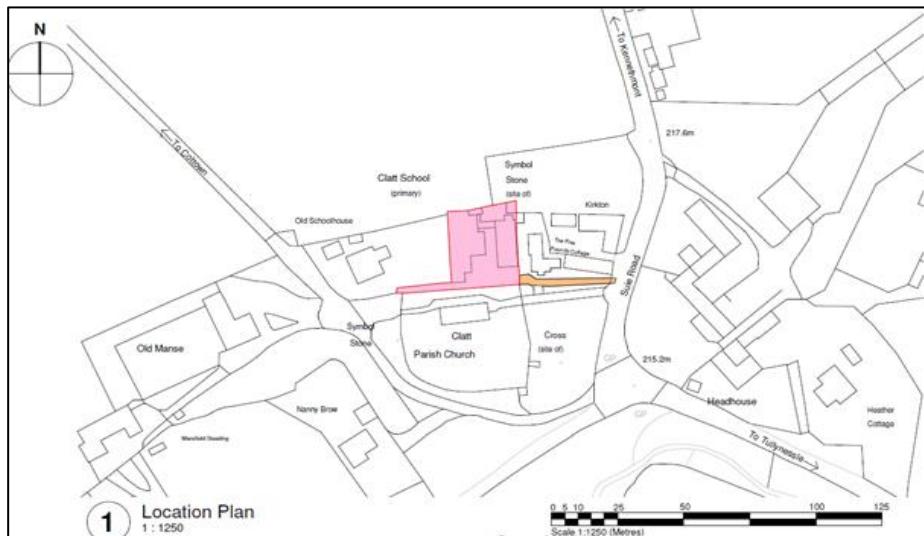
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## Site Plan:



## Location Plan:



Aberdeenshire Council give notice that:

- 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.
- 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.
- 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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