



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
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.

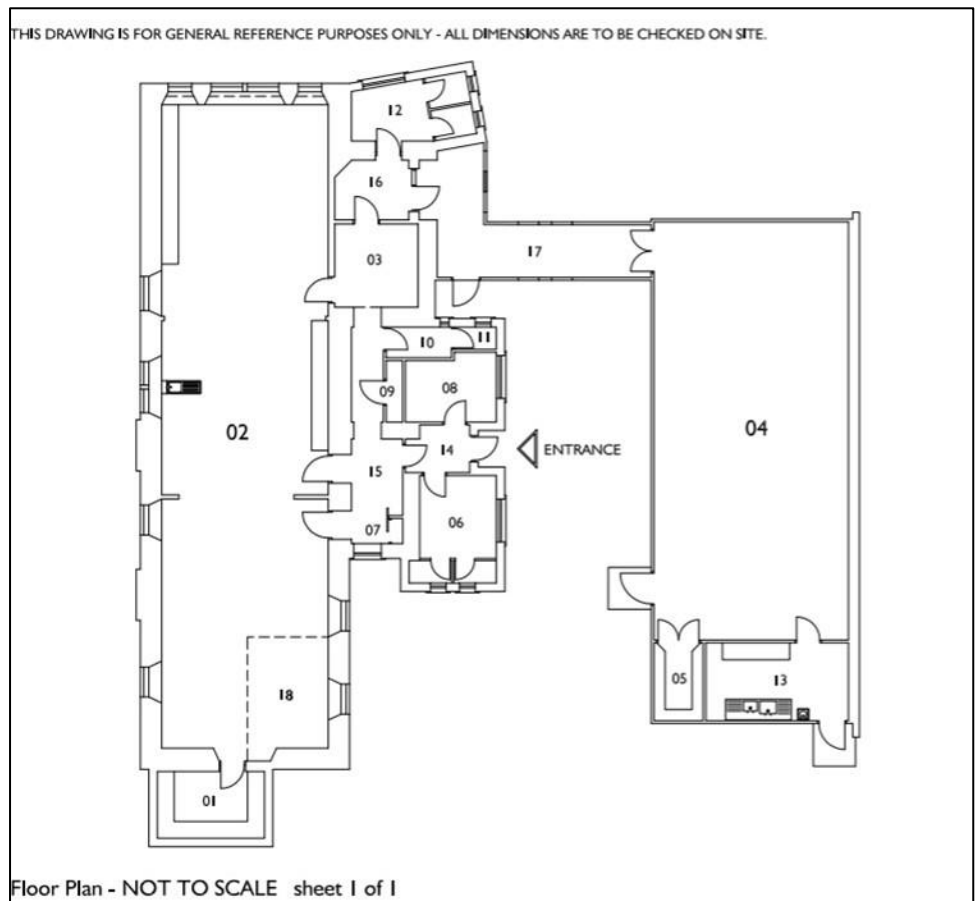
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Accommodation:

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:



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

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.

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Email: estates@aberdeenshire.gov.uk

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Area coloured pink 877.79 square metres or thereby.

Kirkton

The Five Pounds Cottage

Clatt

Cross

Scale: 1:400 (Metres)

1 Location Plan
1 : 1250

Map labels include: Clatt School (primary), Symbol Stone (site of), Kirkzie, Old Schoolhouse, Old Manse, Clatt Parish Church, Cross (site of), Headhouse, Heather Cottage, Tolyness, Rose Road, Clatt Road, 217.6m, 215.2m, Woodland Stabling, Nanny Bow, and Symbol Stone.

Scale: 0 5 10 20 50 100 125
Scale 1:1250 (Metres)

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

Date of publication: January 2026