



BALNACRAIG SCHOOL

Fairmount Terrace, Barnhill, Perth PH2 7AR

Handsome Victorian mansionhouse with modern extension providing redevelopment potential for a range of uses



- School premises including Victorian mansionhouse, with modern extension, and detached house
- Main school building extends to approx. 19,261 sq ft (1,789 sq m) GIA over two storeys
- School site, including attractive gardens, extends to approx. 1.6 acre / 0.6 ha and benefits from exceptional views over Perth
- Located within the popular residential area of Barnhill, adjacent to Kinnoull Hill and approx. 1 km from Perth City Centre
- Potential for other uses including residential, care home and leisure, subject to necessary statutory consents
- Offers invited for whole

Balnacraig School provides a rare opportunity to acquire a substantial educational facility in the desirable Barnhill area of Perth. The school is positioned to the east of Fairmount Terrace, an attractive tree-lined street accessed from Dundee Rd (A85). Located close to Perth city centre and Kinnoull Hill the properties have redevelopment potential for a range of uses including residential, care home, leisure and other institutional occupiers.

The subjects comprise a Category B listed Victorian mansionhouse, with a modern extension to the north; a 4-bed detached house; outbuildings; and generous garden grounds. The school is positioned within a large plot, surrounded by a stone wall, extending to approximately 1.6 acres (0.6 ha). There is a private driveway and generous parking to the front and side of the main building, current comprising around 22 spaces. To the front of the main property is a large lawn bordered by mature trees to the north and west. To the rear are further grounds comprising lawns, a shed, garden (including raised beds and small polytunnel) and a detached house.





LOCATION

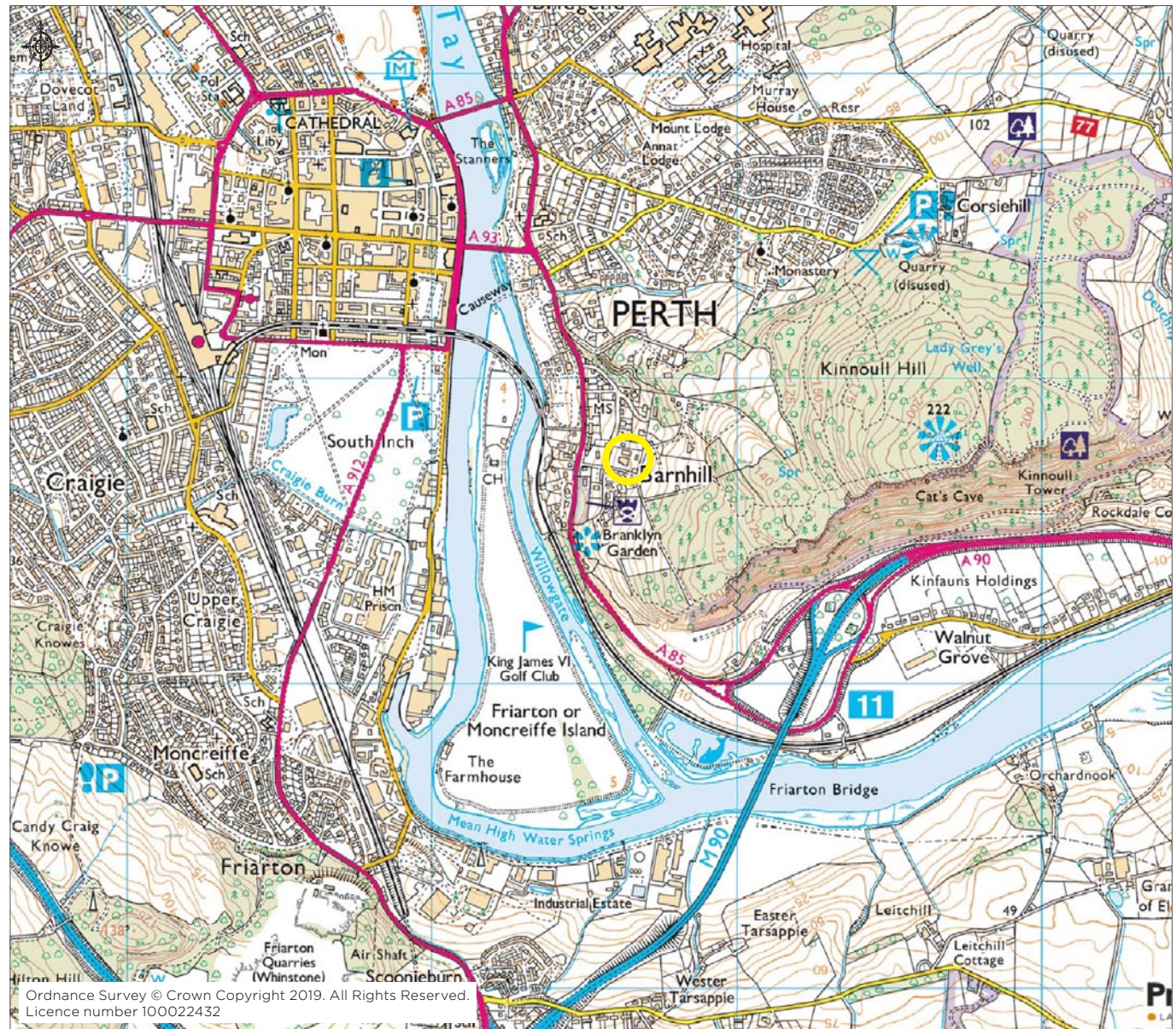
Balnacraig School is located within Perth, around 1 km east of the city centre. Perth is located in central Scotland, approx. 30 km west of Dundee, 45 km north east of Stirling and 50 km north of Edinburgh. The city has a population of around 47,000 (2011 Census) and is the administrative centre for Perth & Kinross local authority area. Perth is the regional hub for employment, services and retailing.

The school is located within the desirable residential area of Barnhill, to the south east of Perth city centre and adjacent to Kinnoull Hill. The area comprises mainly large detached family homes set within mature grounds, benefitting from excellent views west given the elevated hillside position. This attractive environment and good quality housing stock, in addition to its proximity to Perth's wide range of amenities, has ensured Barnhill's popularity as a place to live.

Perth is a vibrant city with a comprehensive range of shops, bars and restaurants, as well as art galleries, a theatre, a concert hall and a cinema. The main High Street / St John's Shopping Centre both host a range of high street and local retailers. Tesco, Lidl, Aldi and Morrisons Supermarkets all operate within Perth while St. Catherine's Retail Park (TK Maxx, Currys / PC World, Halfords) is positioned to the north west of the city centre. A choice of local golf courses includes the North Inch Golf Course, Craigie Hill and Murrayshall. Other leisure facilities include a swimming pool, ice rink and two sports centres.

Primary education is available at the nearby Kinnoull Primary School while Perth High School and St. Johns RC Academy both provide secondary facilities within Perth. Private schooling in the region includes Craigclowan, Kilgraston, Strathallan and The High School of Dundee.

Barnhill has excellent transport links with the A85 providing access south east to Junction 11 of the M90. From Junction 11 Edinburgh (M90), Dundee (A90) and Stirling (A9) can be reached directly. Regular buses run along nearby Dundee Road (A85) connecting to the city centre and other locations across the Perth. Perth's main railway station is located approx. 1.5km west of Balnacraig School, with direct services available to Dundee (25 mins), Glasgow (1 hr) and Edinburgh (1 hr 20 mins). There are direct flights from Dundee Airport to Stansted Airport approx. 25 km east of the subjects.





MAIN BUILDING

The main school building is a substantial property comprising a traditional Victorian mansionhouse with a modern extension. The original property has a rich history and a wealth of original features. Built in 1896, the mansionhouse became a school in 1948 and was subsequently extended to the north.

The school accommodation comprises educational, communal, administrative and residential rooms over two storeys and extends to approx. 19,261 sq ft (1,789 sq m) GIA. The property has mains electric, gas and water.

	Ground Floor	First Floor	Total
Original House (sq ft GIA)	6,471	4,625	11,096
Modern Extension (sq ft GIA)	4,018	3,573	7,591

*Excludes cellars, half landing, link corridor and tower room.

An Energy Performance Certificate (EPC) for the property is available from the selling agent.

4-BEDROOM HOUSE

The modern 2-storey property is used as a residential facility and includes the following internal accommodation:

Ground Floor:

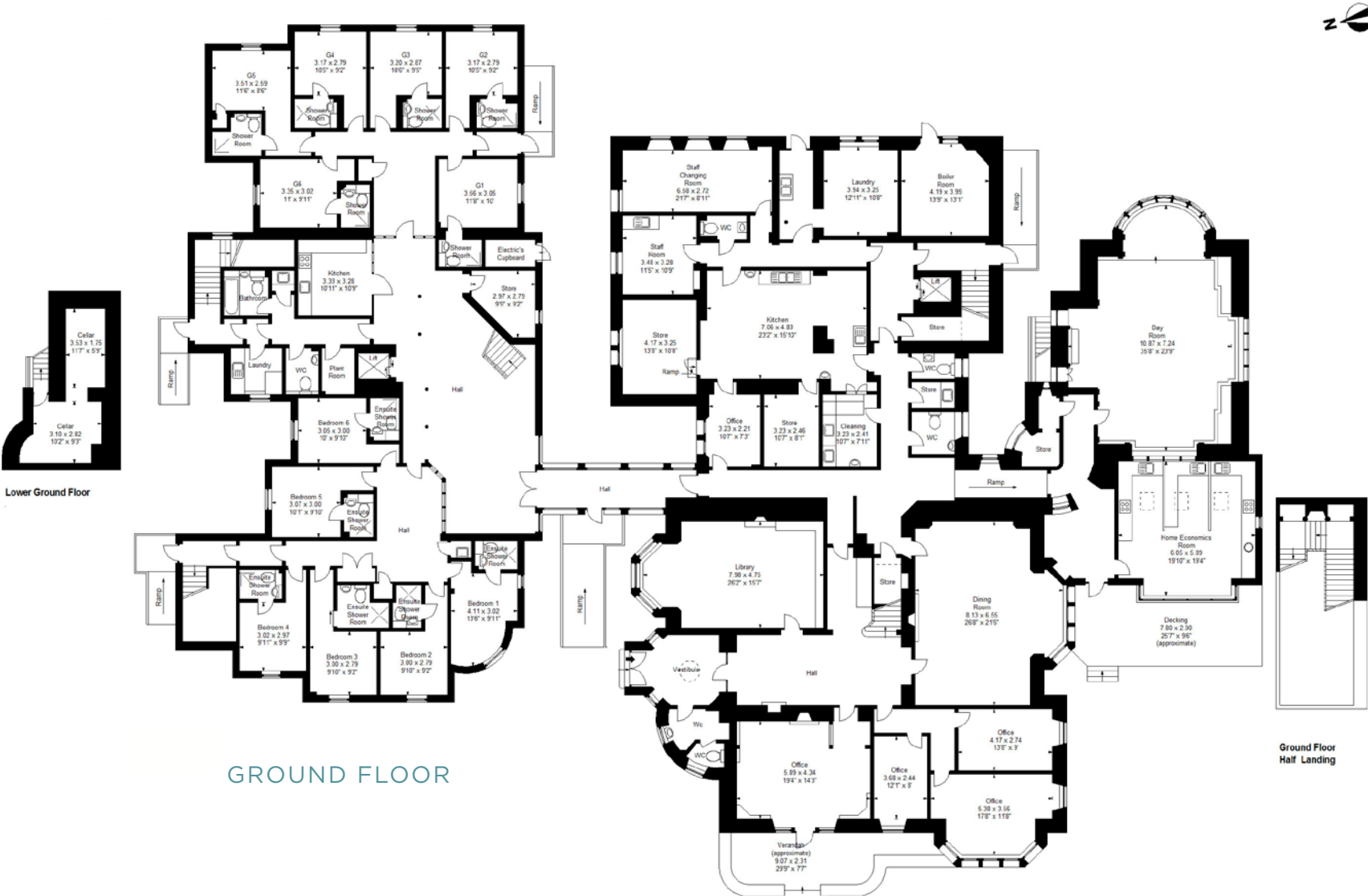
Lounge: 5.24m x 3.95m
Kitchen: 5.91m x 2.96m
Bedroom 1: 5.20m x 3.15m

First Floor:

Bedroom 2: 4.63m x 3.14m (plus en-suite)
Bedroom 3: 4.63m x 3.96m (plus en-suite)
Bedroom 4: 3.14m x 2.96m + en-suite 2.96m x 2.07m

An Energy Performance Certificate (EPC) for the property is available from the selling agent.









PLANNING

Use Class: 8 - Residential Institution.

Local Development Plan: The Perth & Kinross Local Development Plan was adopted by the Council in February 2014. Within the Plan the property is designated as 'white land' within the Perth Settlement Boundary indicating that general development policies apply.

Listing: The eastern original element of the main school building is Category B Listed (LB39429). The listing describes the property as: Circa 1896. Large late Victorian Scots baronial mansionhouse, 2-storey red sandstone main block and set-back SE wing.

Conservation Area: The property is located within Kinnoull Conservation Area.

For further information on planning Perth & Kinross Council's Development Management department can be contacted on developmentmanagement@pkc.gov.uk / 01738 475300.

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Strict timetables regarding agreed dates of entry will be required.

The owner reserves the right to sell the property without reference to any other party.

A title plan will be prepared which will become a taxative plan for sales purposes. Only indicative boundaries are provided within this sales brochure and should not be relied upon.





VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment only. To arrange a viewing / receive further information please contact:

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