

ON THE INSTRUCTIONS OF



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FOR SALE

FORMER PRIMARY SCHOOL SUITABLE FOR DEVELOPMENT FOR
A VARIETY OF POTENTIAL USES, SUBJECT TO PLANNING



DRUMOAK PRIMARY SCHOOL DRUMOAK BANCHORY AB31 5EE

Viewing is strictly by
arrangement with the sole
selling agent.

Site Area:
0.29 Hectares (0.72 Acres)

Contact:
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- Former Primary School on site extending to approximately 0.291 Hectares;
- Excellent location;
- Potential for variety of uses and re-development, subject to planning;
- Offers in the region of £440,000 sought.

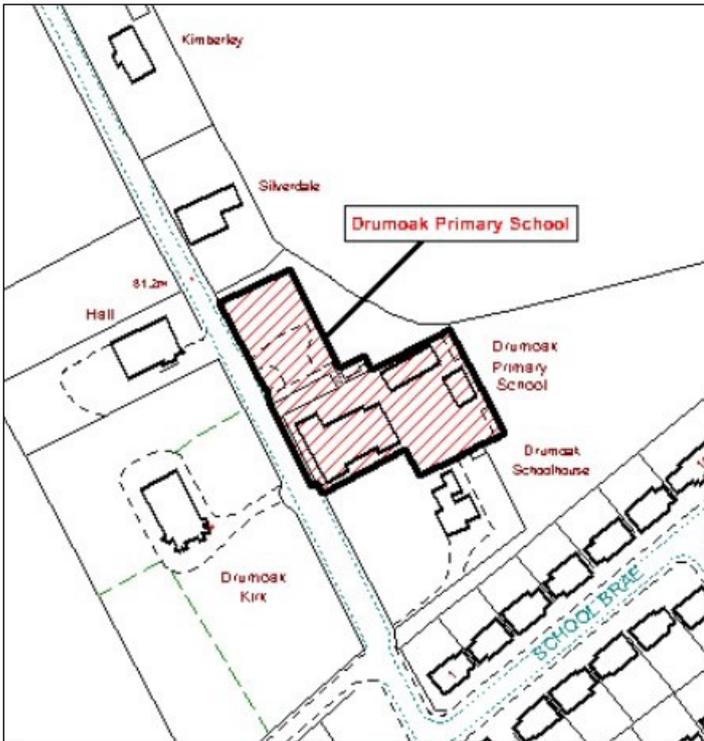
Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900



Location

The property is situated on North Deeside Road, A93 within the main small settlement of Park. Aberdeen city centre lies some 12 miles to the east of Park with Banchory 6 miles to the west.

The subject site is located on the northern periphery of Drumoak, to the east of Sunnyside Drive.

Description:

The subject property comprises of Drumoak Primary School, which lies on a site extending to approximately 0.29 hectares (0.72 acres).

The original part of the school dates from the Victorian period, however, it is not Listed. There have been several extensions made to the original structure. At the rear of the school lies the school playground (which is surfaced in hardstanding). To the north of the school there is a tarmacadam car park.

Accommodation:

The main school building comprises several classrooms, store rooms with common areas and convenience facility in the ancillary areas, as follows:

Main Building Floor	339.3 sq m	(3,652 sq ft)
Annexe Building	14.3 sq m	(154 sq ft)
Total	353.6 sq m	(3,806 sq ft)

The subject is on ground extending to 0.29 hectares (0.72 acres).

Services:

We understand the property is served with mains water and electricity.

However, interested parties should satisfy themselves regarding the detailed location and capacity of services.

Energy Performance Certificate (EPC)

The EPC Rating is Band G.

A copy of EPC can be provided to interested parties.

Council Tax Banding / Rating Information:

The subjects are currently entered in the Valuation Roll as a School and have a Rateable Value of £19,000.

Planning:

The property is currently listed as a "non-residential institution" within Class 10 of the Use Classes Order (Scotland) 197.

Any proposed alternative uses will require planning permission and planning enquiries regarding alternative uses or re-development should be directed to:

Kincardine & Mearns Area Planning Office
Viewmount
Arduhie Road
Stonehaven
AB39 2DQ

Tel: 01569 768300
E-mail: ka.planapps@aberdeenshire.gov.uk

Price:

Offers in the region of £440,000 are sought.

VAT:

The sale price quoted is exclusive of VAT.

Land and Buildings Transaction Tax (LBTT):

The purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, where applicable.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Offers/Closing Date:

Our clients reserve the right to set a closing date should they wish. Details in this regard can be provided by the sole selling agent.

Parties should formally note their interest in the first instance via their appointed solicitor. All parties noting formal interests via their solicitor will be informed of any potential closing date and details of the Council's tender procedures in due course that must be adhered to. All offers should be submitted in Scottish Legal Form.

The Council is not bound to accept the highest or indeed any offer.

Further Information / Viewing Arrangements:

For further information or to arrange a viewing, please contact:

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