



FOR SALE

## The Old School, Kyle

Main Street, Kyle of Lochalsh, Kyle, UK IV40 8DA

Office and Training facility. Development Opportunity (Subject to Planning)



Office and Training facility.  
Development Opportunity  
(Subject to Planning)

The Old School is a traditional semi-detached building of brick and block construction under a multi pitched slate roof. The property comprises three main rooms at ground floor level which have high ceilings, the largest of which comprises toilet facilities and tea prep area. To the rear of the ground floor there are male and female w.c.s and a shower facility. There is a further office situated on the first floor, accessed via a fixed stair from the entrance hallway.

The building sits on a concrete surfaced site of approx. 0.3 acres (0.113 Ha) and would provide an opportunity for further development subject to the receipt of all necessary planning approvals.

Price	£150,000 (offers in excess of)
Building type	Other
Rateable value	£10,500
VAT	The building is not elected for VAT and therefore VAT will not be payable in addition to the purchase price.
Tenure	Freehold
Deal type	Vacant possession
EPC category	G
Size (GIA)	2,430 sq ft
Planning overview	The building is not Listed. Within the Intention to Adopt West Plan 2019, the site sits adjacent to areas designated for future residential development.

Marketed by: FG Burnett

For more information please visit:  
<http://example.org/m/44109-the-old-schoolhouse-kyle-main-street>



Semi Rural setting c 2km from town centre

---

In proximity to Kyle Primary School

---

Large site 0.3 acres (0.113 Ha) capable of further  
development / car parking

---

Gross Internal Area of 2,430 sq.ft

---

Stunning views from upper level of existing building

---

Historic building dating from early 20th century





The Old School, Kyle, Main Street, Kyle of Lochalsh, Kyle, UK IV40 8DA

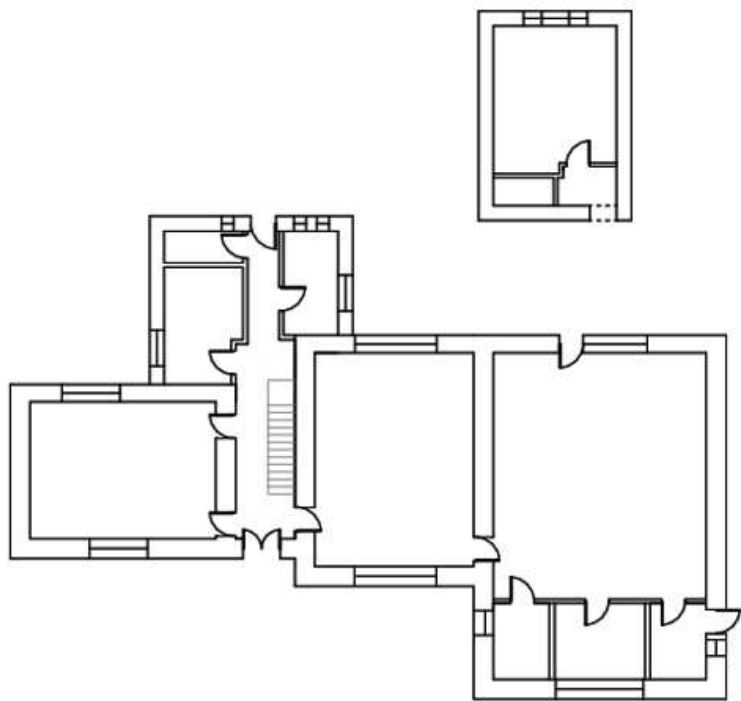


Data provided by Google

# Units & availability

Floor	Size sq ft
Ground	2,158 GIA
First	272 GIA
Total	2,430

\* All sizes GIA





**Floors & availability**

Floor	Size sq ft
Ground	2,158 GIA
First	272 GIA
<b>Total</b>	<b>2,430</b>

**Location overview**

Kyle of Lochalsh is a village in the County of Ross-shire on the north west coast of Scotland. It is located on the Lochalsh Peninsula opposite the village of Kyleakin on the Island of Skye. The Skye Bridge is approximately 2km west of the village. Kyle of Lochalsh is approx. 57 miles west of Inverness. The village is served by the Kyle of Lochalsh railway line to Inverness. The Old School is situated approximately 2km north of the village in a semi rural location but in a position to benefit from outstanding views across the Inner Sound and to Skye.

**National rail**

Kyle of Lochalsh 0.6m, Duirinish 2.5m, Plockton 3.7m

**Planning overview**

The building is not Listed. Within the Intention to Adopt West Plan 2019, the site sits adjacent to areas designated for future residential development.

**Development potential**

The property sits on a sizeable site of 0.3 acres and it is considered that further development on the site could be achieved subject to obtaining the necessary consents. The title document is contained in the microsite and we would recommend interested parties familiarise themselves with this document.

**Viewings**

Strictly via the sole agents

**Legal costs**

Each party will bear their own legal costs. The purchaser will be responsible for LBTT and Registration dues if applicable.

**EPC**

Please visit <http://example.org/m/44109-the-old-schoolhouse-kyle-main-street#data-room> for the EPC certificate.

Notes:

---

---

---


---

---



☎ 01224 572661  
✉ info@fgburnett.co.uk

FG Burnett

 **Jonathan Nesbitt**

☎ 01224 597531  
☎ 07771 923401  
✉ jonathan.nesbitt@fgburnett.co.uk

Quote reference: SALE-44109

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.