

Property Particulars

Aberdeenshire
COUNCIL



FOR SALE

DRUMOAK PRIMARY SCHOOL, DRUMOAK, BANCHORY AB31 5EE

NOW AVAILABLE FOR SHORT TERM LET

www.aberdeenshire.gov.uk/property

- 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

Viewing Arrangement

To view the property or for further information please contact:

Ayo Lawal

01467 539356

ayodeji.lawal@
aberdeenshire.gov.uk



Location:

The property is situated on North Deeside Road, A93, within the 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 exist several extensions 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 comprise several classrooms, store rooms with common areas and convenience facility in the ancillary areas.

Main Building Floor: 339.3 sq m (3,652 sq ft)

Annexe Building Floor: 14.3 sq m (154 sq ft)

Total Floor Area: 353.6 sq m (3,806 sq ft)

The foregoing measurements have been calculated as Gross Internal Area (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition).

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

Council Tax Banding / Rating Information:

The subjects are currently entered in the Valuation Roll as a School with a rateable value of £19,000 per annum.

Planning:

The property is currently listed as a “non residential institution” within Class 10 of the Use Classes Order (Scotland) 1997.

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
Arduthlie Road
Stonhaven
AB39 2DQ

T:01569 768300

E: km.planapps@aberdeenshire.gov.uk

Price:

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

VAT:

The sale price quoted are exclusive of VAT.

LBTT:

The purchasers will be liable for any applicable LBTT and registrations dues.

**Legal Costs:**

Each party will bear their own legal costs.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Section
Aberdeenshire Council, Woodhill House,
Westburn Road, Aberdeen, AB16 5GB.

T: 01467 537502

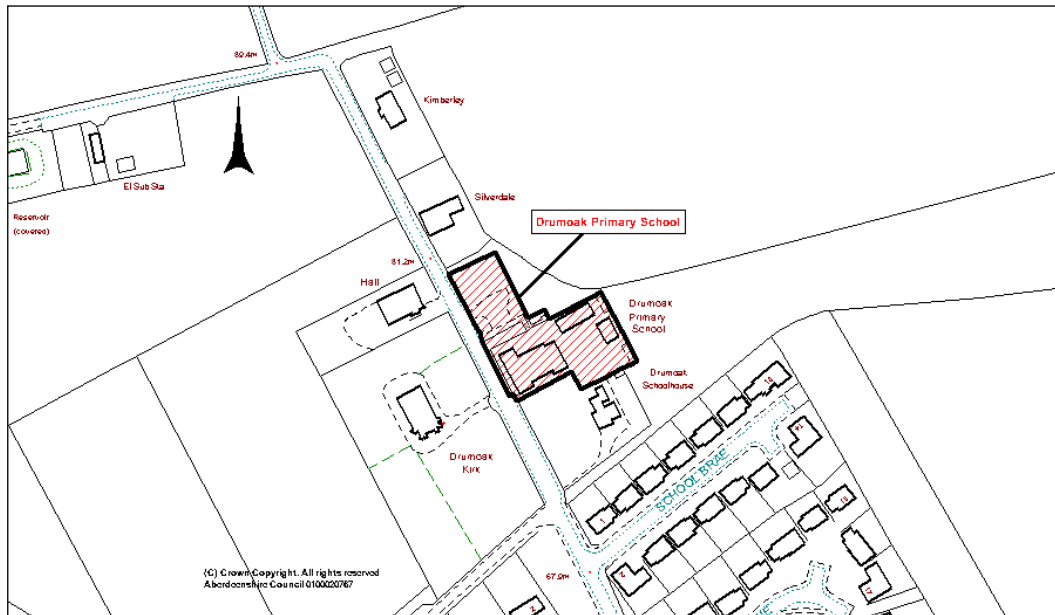
E:estates@aberdeenshire.gov.uk

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

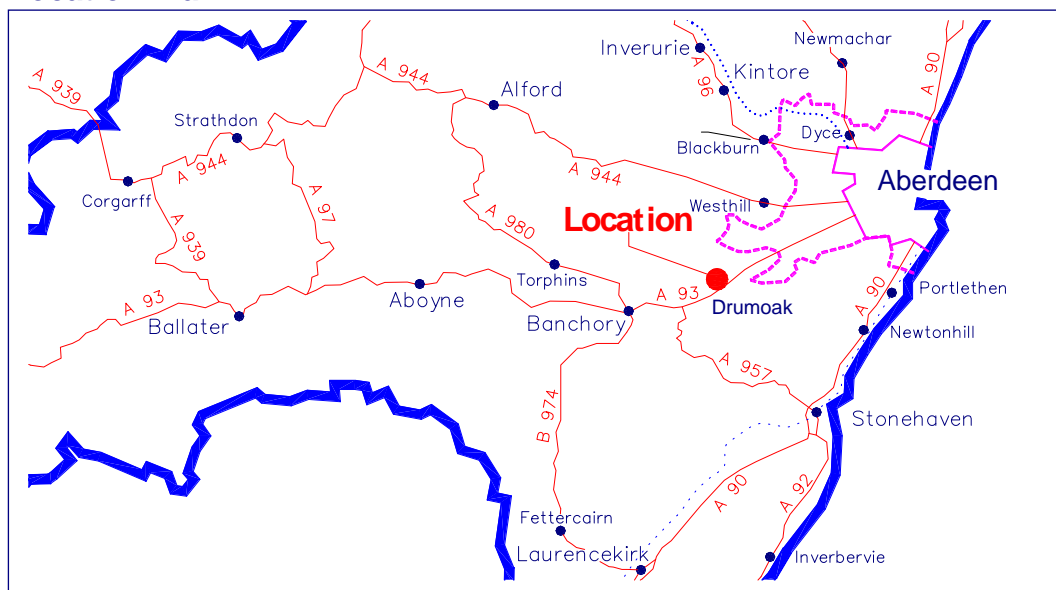
Date of Publication:

May 2015

Site Plan



Location Plan



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

Aberdeenshire Council give notice that:

1. 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.
2. 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.
3. 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.