



Conversion Opportunity
FORMER LONGHAVEN SCHOOL

Longhaven, Peterhead, AB42 0NU

- Site Area 1,800 m² (19,375 ft²)
- Gross Internal Area of Buildings 381 m² (4,101 ft²)

Offers over £110,000

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

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Location:

Longhaven is a small village on the A90 approximately 6.5km south of Peterhead and 43km north of Aberdeen. Local amenities include a village hall and convenience store. Peterhead, which is the largest town in Aberdeenshire, is a short drive to the north, and provides a good range of commercial, retail, leisure and educational facilities.

The property is on the north side of the A90 and is bounded by a residential property on the northeast, by the A90 on the southeast, by the village hall on the southwest, and by an open field on the northwest.



Description:

The property is the former Longhaven primary school and comprises 3 attached buildings. The former schoolhouse is at the front of the site and is a one storey and attic building of granite construction with a timber pitched and slated roof. It is attached to the original, single storey school building which is also of granite stone construction with a pitched, slated roof. There is a more modern, single storey extension to the rear of the original school building, which has concrete block walls and a dry dash external render. The roof is mono-pitched with a tile covering.

Internally the floors are mainly timber with a mixture of carpet and vinyl covering. The walls are mainly plastered and painted, and the ceilings are a mixture of suspended acoustic tile and painted plaster. There is fluorescent lighting and electric wall mounted heating.

The external areas mainly have a tarmac covering but there is some grass/vegetation at the rear of the property. The front of the property was formerly used for car parking and as a playground. The majority of the site is enclosed by traditional granite stone walls.



Services:

The property is served by mains water and electricity. Foul and surface drainage is to the public sewer.

EPC:

The property has a building energy performance rating of F.

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Internal Accommodation:

Classroom/Dining room	156 m ² (1,679 ft ²)
Offices	89 m ² (958 ft ²)
Toilets	28 m ² (301 ft ²)
Storage	24 m ² (258 ft ²)
Circulation Space	54 m ² (581 ft ²)

Rateable Value:

The Scottish Assessors Association website shows the property entered in the Valuation Roll with a rateable value of £6,700 with effect from 1st April 2023.

Planning:

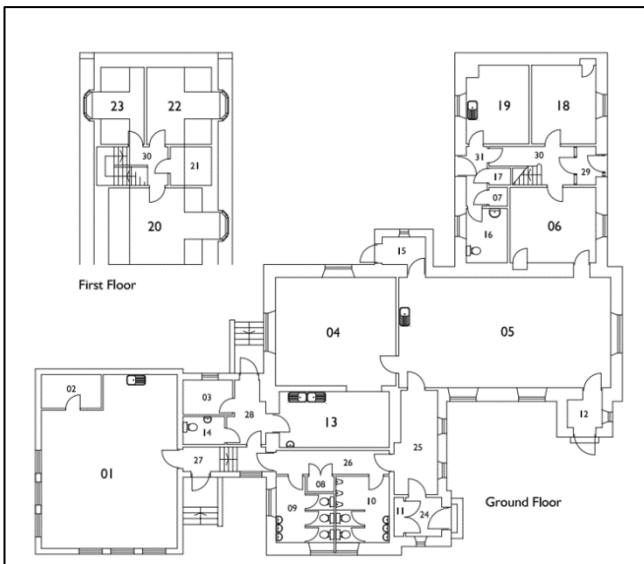
The Property has planning consent for use as a school (Use Class 10). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. It is also recommended that prospective purchasers contact Aberdeenshire Council's Developer Obligations team, particularly if residential redevelopment is planned.

Email: Planning@aberdeenshire.gov.uk

Telephone: 01467 534333

Email: Developerobligations@aberdeenshire.gov.uk

Telephone: 01467 536928



Viewing Arrangements:

To arrange a viewing please contact:

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Land and Buildings Transaction Tax (LBTT):

The purchase will be liable for applicable LBTT and registration dues.

Legal Costs:

Each party will be responsible for their own legal and other expenses.

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, 01467 469261.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price, 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.

In the event that 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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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Estates Admin

T: 01467 469261

E: estates@aberdeenshire.gov.uk

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Contact Details

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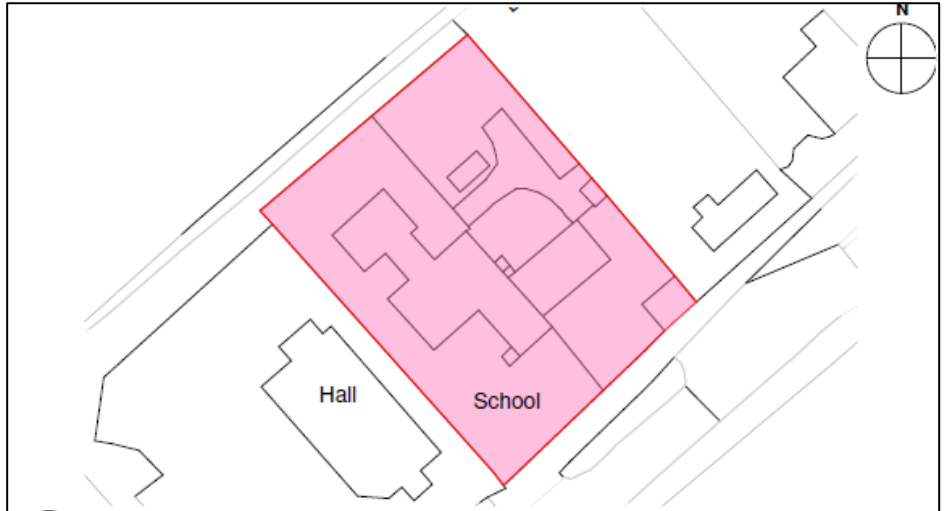
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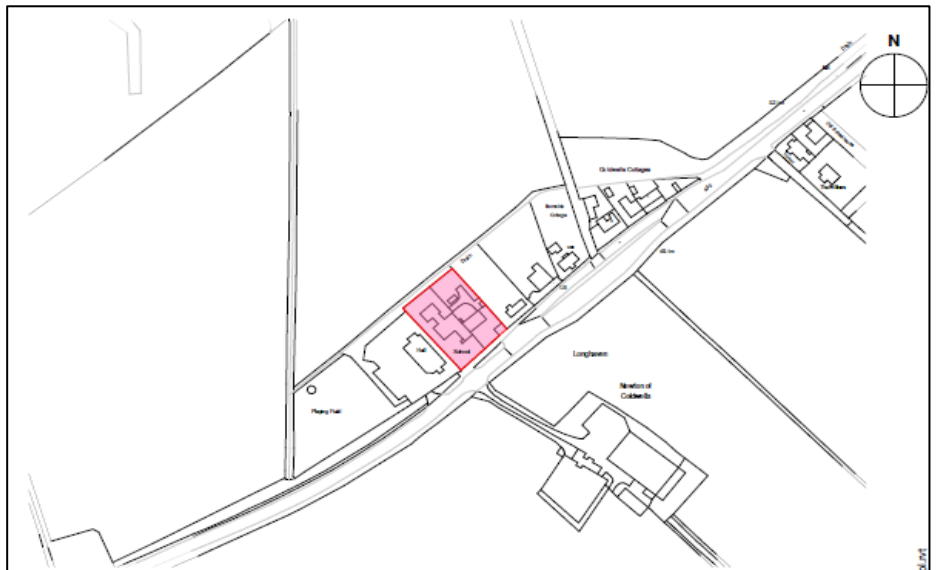
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Site Plan:



Location Plan:



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.

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