HILLHEAD PRIMARY SCHOOL
Willowbank
Wick KW1 4PE

Offers Invited

- AVAILABLE WINTER 2015
- REDEVELOPMENT POTENTIAL
LOCATION
The property is located in the pleasant residential area of Willowbank and is approximately a 10 minutes’ walk from the facilities of Wick town centre. To the northern boundary are the lands of Hillhead Farm and a recreational area. Wick airport and train station are a short drive from the site.

DESCRIPTION
The accommodation consists of three wings: upper & lower schools and administration block, all centred around a core hub of assembly and library areas. Each of the teaching blocks have shared toilet/cloak rooms between the classrooms. The grounds consist of both grassed and tarred playgrounds, a car park and a bus turning area. Vehicular access to the school is via Macleod Road.

Constructed in 1968, the property is a single storey, flat roof school, of cavity block wall construction with insulated timber in-fill panels. Modern timber double glazed windows have been installed throughout the school whilst heating is provided by electric storage heaters, however an older under-floor heating system also remains in-situ.

The property will be vacated by Highland Council in Autumn 2015, when the existing school relocates to the new Noss Primary.

EPC rating – D

SITE & FLOOR AREA
The floor area has been calculated to be 1,450 sqm (15,600 sqft) on a gross internal basis. The site area is approx. 1.23 ha (3.04 acres)

ENVIRONMENTAL
A former quarry lies to the North-West of the site. The Contaminated Land Unit advise that any planning applications for redevelopment may require a detailed written site history, especially in connection with the potential of quarry spoil from a nearby former quarry being used as in-fill material. The seller will not retain any responsibility for contamination.

SERVICES
Mains electricity and water supplies exist. Prior to submitting an offer interested parties are advised to confirm the present position for utility connections and availability, and satisfy themselves.

PLANNING
Under the draft consultation for the Caithness & Sutherland Local Development Plan the property is allocated as suitable for mixed use, namely Business, Community or Housing.

With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council’s Planning & Development Service’s free pre-application advice service. Information on the pre-app service can be found here: http://www.highland.gov.uk/downloads/file/1385/pre-application_advice_local_development_application_form

RATEABLE VALUE & BUSINESS RATES
The rateable value is currently £60,500 with the rates poundage for 2014/15 being 48.2p. In the event of reconfiguration or redevelopment this may alter. Interested parties should make their own enquiries to the Highland & Western Isles Valuation Joint Board: Tel: 01463 703340; email: assessor@highland.gov.uk

OFFERS AND FURTHER INFORMATION
PLEASE NOTE THIS IS AN OPERATIONAL PROPERTY AND UNDER NO CIRCUMSTANCES SHOULD INSPECTIONS BE UNDERTAKEN WITHOUT PRIOR ARRANGEMENT WITH HIGHLAND COUNCIL.

The property will be sold in existing condition with no warranties provided by the seller. VAT will not be incurred on the sale of this property.

A Closing date by may be set at a later date and interested parties should ‘note interest’ through a Scottish Solicitor in writing to Alison James, Highland Council, Glenurquhart Road, Inverness, IV3 5NX. In the event of a closing date being set, offers should be submitted in standard Scottish legal form, marked “PRIVATE & CONFIDENTIAL; OFFER – HILLHEAD PRIMARY” for attention of Alison James at the above address. FAXED OR EMAILED OFFERS WILL NOT BE ACCEPTED.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time. Each party will be liable for their own legal costs.

For further information on this opportunity, please contact Greg Youngson on 01463 702 217, or email property.sales@highland.gov.uk
DISCLAIMER:
The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor.
No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property.