

**REDEVELOPMENT OPPORTUNITY
WICK HIGH SCHOOL**

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**BUILDINGS EXTEND TO 11,095 SQM
3.7 ACRE SITE**

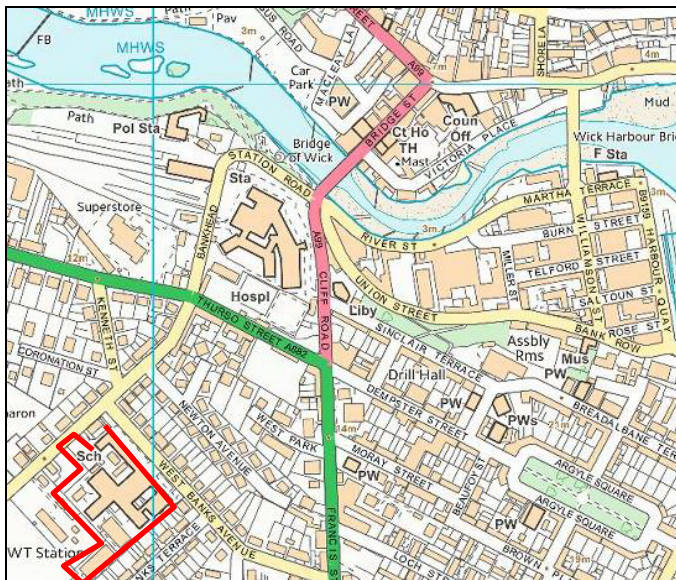
OFFERS ARE INVITED

To view all property available for sale, please view our webpage:
http://www.highland.gov.uk/directory/24/property_for_sale

LOCATION:

The subject, located at West Banks Avenue, Wick, KW1 5LU, is located in a pleasant residential area and is approximately a 5 minutes walk from Wick railway station and the Caithness General Hospital. The facilities of Wick town centre and the expanding Wick Harbour are approximately a 10 minute walk. Wick airport is a short drive away, providing flights to Aberdeen (twice per day) & Edinburgh.

A number of new projects within Wick have increased the attractiveness of the area, including the National Nuclear Archive Centre and the Beatrice Off-shore Windfarm, which will use Wick Harbour as an installation and maintenance base.



DESCRIPTION:

The property was previously used as the town's High School up until, with the school relocated to a new community campus at the rear of this property.

The accommodation consists of: a traditional two storey C-listed block fronting West Banks Av, extended in 1935; four 1960's teaching blocks of 2-4 storeys of CLASP construction; a standalone games hall and several single storey classrooms. The listing record can be found here: <http://portal.historicenvironment.scot/designation/LB51803>

Highland Council is willing to negotiate partial demolition of the buildings on-site.

SITE & FLOOR AREA:

The floor area has been calculated to be 11,095 sqm (119,424 sqft) on a gross internal basis. The site area is approx. 1.5 ha (3.7 acres).

ENVIRONMENTAL:

There are no known site contamination issues.

SERVICES:

Mains electricity, gas 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.

RATEABLE VALUE & BUSINESS RATES:

The rateable value is currently £321,000. In the event of reconfiguration or redevelopment this may alter. Enquiries should be directed to the Highland & Western Isles Valuation Joint Board: Tel: 01955 602251.

EPC RATING:

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PLANNING:

Under the Caithness & Sutherland Local Development Plan the property is allocated as suitable for mixed use, namely Business, Community or Housing, all subject to obtaining the relevant planning permission.

With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development Service's pre-application advice service which can be found here: <https://www.highland.gov.uk/info/180/planning-applications-warrants-and-certificates/143/planning-permission>.

SITE PLAN: Boundaries indicative only.



SUBMISSION OF OFFERS:

A closing date by which offers must be submitted will be fixed at a later date. Prospective purchasers must "note interest" in writing in order to receive a letter drawing their attention to the closing date.

All offers must be submitted in proper Scottish Legal form in a sealed envelope addressed to: Estates Department, Development and Infrastructure, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX and clearly marked **OFFER – "WICK HIGH SCHOOL, WICK"**.

Emailed or faxed 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.

VIEWING:

For further information on this opportunity, please contact Chris Holmes on 01463 702083, or email property.sales@highland.gov.uk.