

**FORMER PRIMARY SCHOOL WITH
DEVELOPMENT POTENTIAL**

**F
O
R
S
A
L
E**



**FORMER RHILOCHAN PRIMARY SCHOOL
ROGART, SUTHERLAND, IV28 3YF**

OFFERS OVER £40,000

To view all property available for sale, please view our webpage:
www.highland.gov.uk/propertysales

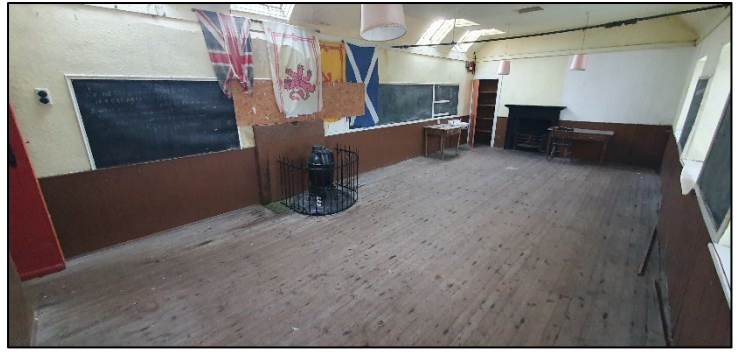
Description:

This former school building comprises a main floor with ancillary spaces, its internal floor area amounts to approx. 57 square meters. It is semi-detached with a stone and slate façade with single glazed wooden casement windows and gabled slate roof.

The plot itself amounts to 0.40 of an acre with ample garden ground adjacent.

Location:

The property is 3 miles away from the village of Rogart and can be accessed off the A839 through Rogart. It is approximately 58 miles North of Inverness City Centre. Rogart is also serviced by railway.



Viewing Arrangements:

Strictly by prior appointment with Highland Council. Please contact Aaron Duncan on 07799 048230 or email Aaron.Duncan@highland.gov.uk or alternatively contact Ewan Birse by emailing Ewan.Birse@highland.gov.uk or by telephoning 01463 702442.

Submission of Offers:

A closing date by which offers must be submitted will be fixed at a later date. Prospective purchasers must “note interest” and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. We are currently accepting offers by email only which should be sent to “property.offers@highland.gov.uk”.

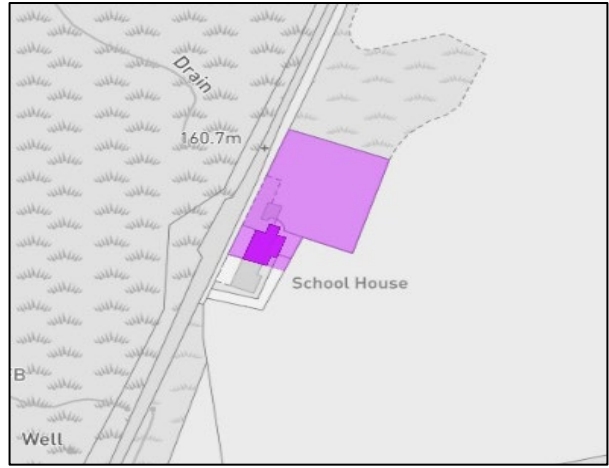
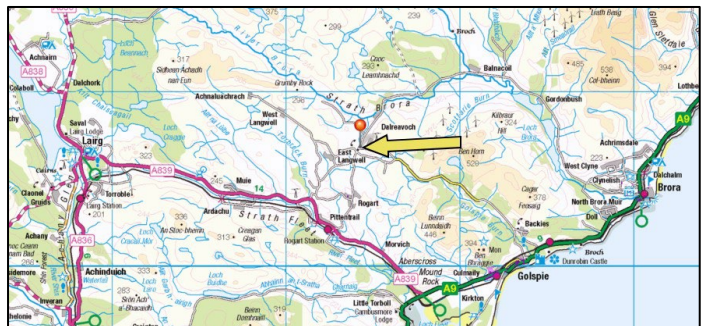
Faxed offers will not be accepted.

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.

Date of Entry:

Entry to the subjects will be given upon conclusion of the missives.

Area Map:



Utility Services:

The property is assumed to be connected to mains electricity and water. Any prospective purchaser should satisfy themselves as to what amenities are available on site.

Rateable Value:

The property has a rateable value of £2,400 (Valuation Roll - April 2023).

Asking Price:

Offers over £40,000 are invited.

EPC Rating:

G. Report available upon request.

Planning:

Potential purchasers may wish to use Highland Council's Planning & Development Service's pre-application advice service, via the following hyperlink ([THC Pre Planning](#)).