

VALUATION REPORT

Former Roy Bridge Primary School Site, Roy Bridge, PH31 4AG

Prepared by Graham + Sibbald LLP

On behalf of:

Spean Bridge, Roy Bridge & Achnacarry SCIO

Date of Valuation:

11 March 2025

Our Ref:

CM/RM/INV-2025\01\0134

Former Roy Bridge Primary School, Roy Bridge, PH31 4AG



External



External (Site View)

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Executive Summary

Property	Former Roy Bridge Primary School Site, Roy Bridge, PH31 4AG																						
Tenure	Outright ownership of the heritable interest. Part of the site is let out on the basis of an occupational lease with the remainder held on the basis of Vacant Possession. Please see different bases of valuation.																						
Property Use	Former primary school and community facility (Use Class 10 - Non-Residential Institutions assumed).																						
Location	The subjects are located on a prominent central site within the village of Roy Bridge. Roy Bridge is located in the south west Highlands approximately 12 miles north east of Fort William.																						
Description	The subjects comprise the site of the former Roy Bridge Primary School which is no longer is use as a school. The main structure on site comprises the detached one storey and attic original school building with modern extension. There are two further detached structures on site. The first of these comprises a detached modular/temporary building (disregarded for valuation purposes) which previously provided additional classroom space for the school. The second comprises a detached single storey building which we understand was previously used as the canteen for the school but is now in dilapidated condition (assumed demolished and cleared for valuation purposes).																						
Accommodation	<p>The subjects comprise a of a site extending to approximately 0.429 hectares / 1.061 acres or thereby.</p> <p>The original school building and modern extension extends to the following net internal floor areas:</p> <table border="1"> <thead> <tr> <th>Floor/Area</th> <th>Description</th> <th>Sq.m.</th> <th>Sq.ft</th> </tr> </thead> <tbody> <tr> <td>Ground Floor (Vacant)</td> <td>Solely comprises space within the original school building.</td> <td>60.02</td> <td>646</td> </tr> <tr> <td>Ground Floor (Leased)</td> <td>Part in the modern extension/ part in the original school building.</td> <td>95.98</td> <td>1,033</td> </tr> <tr> <td>First Floor/Attic (Leased)</td> <td>Attic area of modern extension.</td> <td>38.11</td> <td>410</td> </tr> <tr> <td></td> <td>Total</td> <td>194.11</td> <td>2,089</td> </tr> </tbody> </table>			Floor/Area	Description	Sq.m.	Sq.ft	Ground Floor (Vacant)	Solely comprises space within the original school building.	60.02	646	Ground Floor (Leased)	Part in the modern extension/ part in the original school building.	95.98	1,033	First Floor/Attic (Leased)	Attic area of modern extension.	38.11	410		Total	194.11	2,089
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Date of Valuation	11 th March 2025.																						
Basis of Valuation	- Market Value																						

Market Value (Vacant Possession)*	<p>£210,000 (TWO HUNDRED AND TEN THOUSAND POUNDS STERLING)</p> <p>*Value provided subject to several assumptions/special assumptions as outlined in the below row.</p>
Market Value (Subject to the Occupational Lease)*	<p>£160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS STERLING)</p> <p>*Value provided subject to several assumptions/special assumptions as outlined in the below row.</p>
Assumptions/ Special Assumptions	<p>Please note in both of the above scenarios our values are being provided on the following assumptions/special assumptions:-</p> <ul style="list-style-type: none"> • We have assumed that the site has a clear Title and that there are no legal or crofting issues that would impact upon any proposed development. • That planning permission would be granted to redevelop the original school building and modern extension attached in to residential and/or overnight accommodation/Air BnB type use. • That further planning permission would be granted to redevelop the remaining land (circa 0.665 acres) to the north of the site in to two individual residential plots (circa 0.3 acres each) with no onerous costs in connecting to services. • That the modular building currently located to the east of the site has been fully removed from the site as at the date of valuation. • That the dilapidated former canteen building has been demolished as at the date of valuation with all materials removed from site. • That the current title could be split. • That there are no abnormal costs incurred with the development of any areas of the site. • We have assumed that permission can be obtained to create at least one more suitable access directly in to the site from Bunroy Road (to the north of the current one). This would then be utilised as a separate access in to the site for the two aforementioned individual residential development plots. • We have assumed there are no disproportionate high levels of servicing or infrastructure costs required to undertake additional development on the site. • We have assumed as a consideration of the scenario modelling exercise that there would be no significant or specialist construction required for foundations to take account of ground conditions. We wish to emphasise that we have not been provided with any specific site analysis in relation to the site. <p>If it is later determined that any of these assumptions/special assumptions are not realised then this may have a material impact on our valuation as reported.</p>

This valuation summary is provided as a quick reference but is subject to and must not be relied upon out of context from the full valuation report.

Instructions

On behalf of: Spean Bridge, Roy Bridge & Achnacarry SCIO

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www.g-s.co.uk

Our Ref: CM/RM/INV-2025\01\0134

Date: 15 April 2025

Dear Sir

Former Roy Bridge Primary School Site, Roy Bridge, PH31 4AG
Client: Spean Bridge, Roy Bridge & Achnacarry SCIO
Report for Valuation Purposes in respect of a Former Primary School Site

We refer to your email instructions of 15th January 2025 to prepare a Valuation Report on the above-mentioned property, and our written response of 30th January 2025 confirming the instructions and our Terms and Conditions of Engagement. A copy of our Confirmation Letter is enclosed as **Appendix 1**.

We have been instructed by you to prepare a Valuation (Pounds Sterling) as at the date of inspection for acquisition purposes.

This report has been prepared in accordance with the RICS Valuation – Global Standards, incorporating International Valuation Standards (IVS), and having regard to the UK National Supplement.

Valuation

You have requested the following:

- Market Value – Vacant Possession
- Market Value – Subject to the Occupational Lease

This report is subject to, and should be read in conjunction with, the attached Assumptions and Standard Limitations attached to the rear as **Appendix 2**.

Conflicts of Interest

In assessing any potential conflicts of interest we have complied with the RICS Professional Statement – Conflicts of Interest (1st edition, March 2017 / reissued in July 2023) and the RICS Rules of Conduct.

As far as we are aware, we have no conflict of interest in relation to the provision of valuation advice in respect of the Property. Accordingly, we are acting as External Valuers.

Limitation of Liability and Professional Indemnity Insurance

We have Professional Indemnity Insurance at a level adequate in terms of this instruction in respect of the services we are providing. Our total liability in connection with this instruction/Valuation Report is capped by our Terms and Conditions of Engagement.

Date and Extent of Inspection

The property was inspected on 11th March 2025 by Callum Maclean MRICS, RICS Registered Valuer under the guidance of John MacBean MRICS, RICS Registered Valuer who between them has the knowledge, skills and understanding to undertake the Valuation competently. Weather conditions at the time were fair.

We now report as follows:

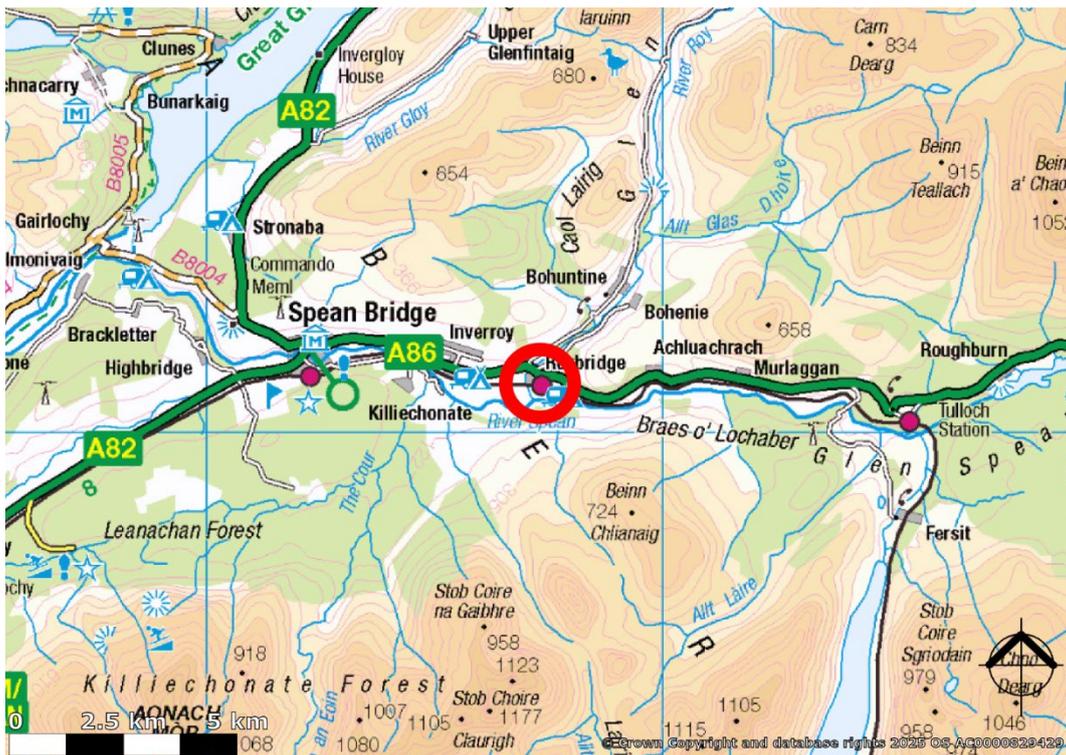
The Property

Location + Situation

The subjects are centrally located on a prominent site within the village of Roy Bridge. Roy Bridge is located in the south west Highlands approximately 12 miles north east of Fort William.

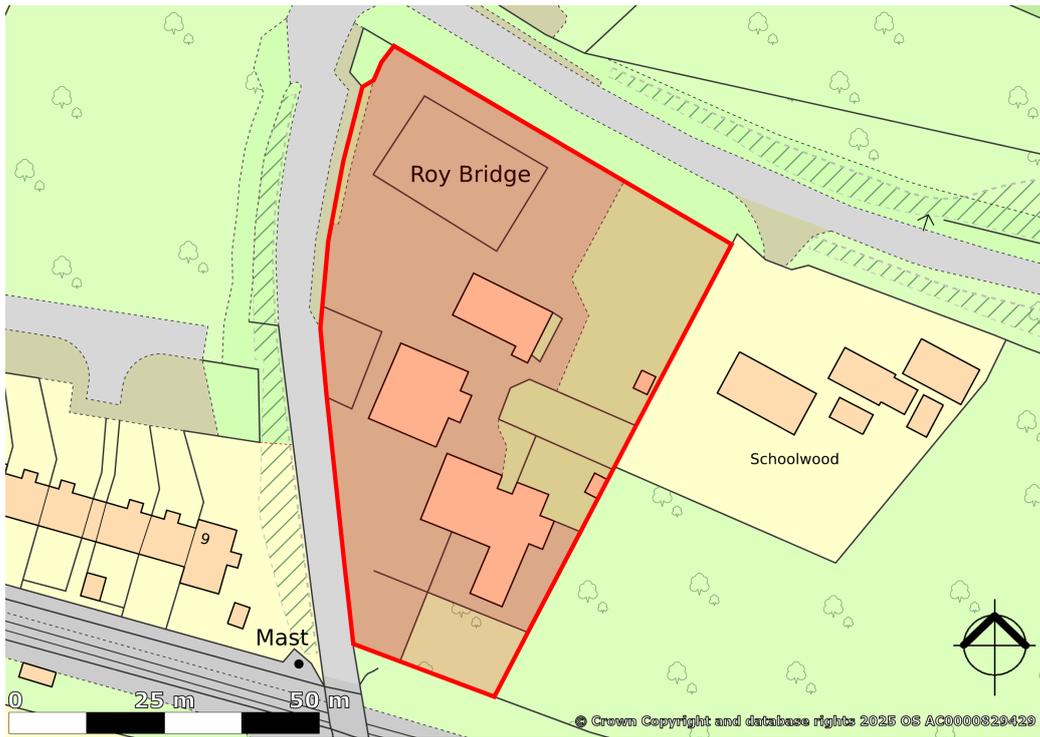
Roy Bridge is a village near the confluence of the River Roy and the River Spean in the Lochaber area of the Scottish Highlands. Historically, the village was developed around the construction of the West Highland Railway in the 19th century. It still benefits from a station on this line today as well as regular bus links to nearby Fort William. It has a population of circa 225 people. The A86 trunk road acts as the main throughfare through the village and connects with the A82 Inverness to Fort William (and beyond to Oban/Glasgow) road at Spean Bridge, approximately 3.5 miles to the west. Inverness, the capital of the Scottish Highlands is approximately 60 miles north east of the subjects whilst Glasgow is approximately 120 miles to the south.

Roy Bridge could be described as serving as a gateway to a variety of outdoor activities, including hiking, mountain biking, and fishing. It is also located close to the renowned tourist spots of Glen Nevis, the Nevis Range ski resort, and the historic town of Fort William, which is known as the "Outdoor Capital of the UK."





Location Plan



Ordnance Survey Extract

These plans are published for convenience of identification only and although believed to be correct their accuracy is not guaranteed.

Description

Overview

The subjects comprise the site of the former Roy Bridge Primary School which is no longer in use as a school. The main structure on site comprises the detached one storey and attic original school building with modern extension. There are two further detached structures on site. The first of these comprises a detached modular/temporary building (disregarded for valuation purposes) which previously provided additional classroom space for the school. The second comprises a detached single storey building which we understand was previously used as the canteen for the school but is now in dilapidated condition (assumed demolished and cleared for valuation purposes).



External (Schoolhouse & Modern Extension)



Internal (Schoolhouse – owner occupied area)

External and Construction

Original School Building

- Detached one storey and attic (part of attic not accessible or in use/part in use) building of traditional stone construction.
- Majority of external walls comprise the exposed stonework. However, we noted one of the rear gables had a roughcast finish.
- Ornate stone features noted including bespoke window and door openings and single storey porch projection to front.
- Pitched roof areas finished in slate. Single storey porch projection to front has flat roof which was non-visible from ground level on date of inspection.
- Skylight fittings incorporated in to roof of mixed type also noted – occupied areas have double glazed uPVC frame type fittings whilst non-occupied areas appear to have single glazed metal frame type fittings.
- Majority of window fittings out with skylights of single glazed timber frame type.
- Cast iron rainwater goods.

Modern Extension From Original School Building

- Part single storey, part one and a half storey extension of modern cavity type construction.
- We understand it was built circa 2005/2006.
- External wall finishes mixed with part finished in roughcast and part finished in timber panelling.
- Majority of roof areas of pitched type and finished in slate externally although we noted a single storey area with a flat roof.
- Skylights of double glazed uPVC frame type incorporated in to roof.

- uPVC rainwater goods.

Modular/Temporary Building

- Due to temporary/moveable nature of building we have ignored this for valuation purposes – assuming it has been removed from site as at the date of valuation leaving additional land for development.
- Timber panel wall finish externally.
- Flat roof which was non-visible from ground level on date of inspection.

Former Canteen Building

- As this was in severely dilapidated condition on the date of inspection we have assumed it has been demolished as at the date of valuation in agreement with client.
- Single storey building of blockwork type construction.
- Walls finished in roughcast externally.
- Pitched roof finished in corrugated concrete/possibly asbestos roof sheets.
- Mixed window fittings.
- uPVC rainwater goods.

Internal and Accommodation

Original School Building – Owner Occupied Area

- In relatively poor condition internally and in need of upgrade.
- Within the owner occupied area the floors are suspended and finished in a mix of carpet and vinyl.
- Walls are finished in a mix of timber panelling and solid plaster.
- Ceilings are mostly finished in plaster.
- Fluorescent strip lighting also noted.
- No central heating in this area – electric storage heaters noted.

Original School Building and Modern Extension Areas - Leased Area

- In relatively good condition internally – particularly when compared to owner occupied area.
- Painted plasterboard walls throughout.
- Mix of suspended and vaulted ceiling areas – all finished in painted plasterboard.
- Suspended flooring with mixed finishes including carpet and vinyl fittings where appropriate.
- Mixed lighting with fluorescent button lights and strip lights noted in majority of areas.
- Underfloor air sourced heating system. Unclear if attic level benefits from this with no heating apparatus noted.

We enclose as **Appendix 3** an indicative Photographic Schedule of the property as at the date of inspection.

Accommodation

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), from measurements taken on site and check measurements taken on site we provide the following approximate net internal floor areas:-

Floor/Area	Description	Sq.m.	Sq.ft
Ground Floor (Vacant)	Solely comprises space within the original school building.	60.02	646
Ground Floor (Leased)	Part in the modern extension/ part in the original school building.	95.98	1,033
First Floor/Attic (Leased)	Attic area of modern extension.	38.11	410
	Total	194.11	2,089

The subject site is of conventional shape and is unsecured. It is of mixed surface throughout with areas of grass and tarmac noted. We also noted a sports playground area with metal fencing around it towards the northern end of the site.

Services

The subject property is assumed to be connected to mains supply for electricity, water and mains drainage although we have not made any enquiries in respect of the service supply companies.

The modern extension to the original school building has a newly fitted air sourced heat pump heating system which we understand heats the space via underfloor pipes. The modern extension also benefits from a fire alarm.

None of the services were tested at the time of inspection however for the purposes of this report, they are assumed to function satisfactorily.

General Condition + Remarks

We have not been instructed to carry out a survey to determine the condition of the property, nor has it been inspected for this purpose. The following is merely a list of general items noted during the course of our inspection and should not under any circumstances be considered an exhaustive list of defects. If a report on the condition of the property is required, we would be pleased to assist further in that regard.

External

- The original school building stonework has been pointed to a poor standard in places.
- The rear gable of the original school building has been roughcast externally which is not in keeping with the aesthetic of the rest of this area of the building.
- The roof slates on both original school building and the modern projection attached were showing signs of weathering on the date of inspection.
- Two projections from the original school building have flat roof areas. Roofs of this type tend to require regular care and maintenance and tend to have a limited lifespan.
- The roof flashings showed signs of damage/rot in places.
- Several of the window frames were showing signs of weathering/rot in places.
- Some of the rainwater goods were missing/showing signs of corrosion.
- The modern extensions window frames were showing signs of weathering in places.
- The former canteen premises was in severely dilapidated condition on the date of inspection with demolition likely required. The building should also be assessed for asbestos/hazardous building contents prior to a demolition taking place.

Internal

- The owner occupied area of the original school building is in poor condition and requires significant redecoration/upgrade work internally.

The Property appeared to be in generally poor condition considering its age, specification and use.

Property Compliance

Equality Act 2010

We have not carried out a full Disabled Access Audit to determine the extent of non-compliance with the property in relation to the requirements of the Disability Discrimination Act 2005. It is a requirement of this Act that disabled people are provided similar access to commercial/public properties as able bodied people, and as such it is the responsibility of the property owner/occupier to ensure that disabled persons are given such access where reasonably practicable. The extent of any non-compliance is normally ascertained by carrying out a detailed audit of the subjects which is outwith the scope of this valuation. Unless otherwise stated we have made an assumption that there are no issues in terms of the Equality Act that would adversely affect marketability or value.

Asbestos

You should note that we have not carried out a survey to determine the existence of asbestos containing materials within the subjects. At the time of our inspection an Asbestos Management Plan was not available.

It is a legal requirement of all non-domestic properties to maintain an Asbestos Management Plan. We have made an assumption that any Asbestos Management Plan does not highlight the need for any capital expenditure that would adversely affect the marketability or value of the subject property.

Cladding Panels

It should be noted the property and insurance industries have raised awareness in connection with cladding panels including built up panels, composite panels and other forms of cladding systems which are widely used in the construction industry for both commercial and residential properties. This has been as a result of the high risk of fire spread with certain components. The subject property appears to contain cladding panels within its construction. The exact type and makeup of the cladding panels cannot be identified from our visual inspection. We recommend enquires are made in respect of existing records covering product reference numbers, the original manufacturer and contractor that installed the components in question. If that information is available, we recommend that you clarify with your insurer that the building can be insured at normal commercial rates and terms. We have assumed this to be the case.

For the purposes of our valuation, we have adopted the special assumption the cladding panels meet all statutory regulations including Fire and Building Regulations. In particular, we have assumed there will no liability to the owner of the building in connection with removal, replacement or works associated with cladding panels to meet any required legislation. Should it later be shown that any works are required or any costs are incurred then this would have a material impact on our valuation as reported unless such works were covered by the existing building insurance policy. We have specifically assumed no liability will be incurred by the heritable proprietor and unless otherwise advised our valuation is completed on this basis.

Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016

All domestic and non-domestic properties within the UK require an Energy Performance Certificate (EPC) when bought, sold, built, or rented. An EPC measures a building's energy performance and assigns it an asset rating. Currently, unlike in England and Wales, EPC regulations in Scotland do not prohibit the sale or letting of commercial buildings with poor energy efficiency or an EPC rating below a specific level. However, this is subject to ongoing review by the Scottish Government as part of its regulatory framework.

The Property does not appear to have an EPC. As Valuers we are not qualified to prepare an EPC for the Property or to provide an indication of its likely assessment. We do however consider that it might be prudent, from a risk management perspective, to have an EPC assessment undertaken to assess the Property's exposure to the MEES regulations. Our in-house Energy Assessors would be happy to provide a separate fee quotation to prepare an EPC if deemed a requirement.

Reinforced Autoclaved Aerated Concrete ('RAAC')

RAAC is an aerated lightweight cementitious material with no coarse aggregate, which is generally formed in planks or panels and mostly used in the construction of structural roof decks. The panels are constructed in factories, with the concrete mix provided with steel reinforcement bars. Chemicals are then used to create gas bubbles within the concrete, which gives it the 'aero chocolate bar' type look. The material properties and structural behaviour of the RAAC differs significantly from 'traditional' reinforced concrete. This is mainly due to the fact that it has no coarse aggregate and uses only fine aggregates. Panels are typically 600mm wide and come in varying lengths, up to several meters.

RAAC elements are not thought to have been incorporated into buildings before the late 1950's, or in significant quantity in the 1980's. However, examples of buildings constructed in the 1990's have been found to contain certain RAAC elements. RAAC was predominantly used in large scale public buildings, such as schools and hospitals. RAAC however is still manufactured and installed all over the world and can be an appropriate construction material if properly designed, manufactured, installed and maintained.

RAAC can be difficult to identify visually as it looks similar to reinforced concrete or other building materials. Many RAAC panels are at construction or at some time thereafter faced with finishes or decoration. The planks have trade names such as Sipporex, Durox, Ceclon or Thermalite and are estimated to have a 30-year life span. The vast majority form the structure of a flat roof. These are therefore generally difficult to access, survey, maintain and replace.

The above is for information purposes only. If an inspection has been carried out as part of this valuation instruction, then it was not undertaken to determine if RAAC is present in the construction of the subject property. If required, our Building Surveyors can undertake a RAAC specific survey as part of a separate instruction.

Fire, Health + Safety

We were unable to ascertain whether a Risk Assessment has been undertaken, hence without evidence to the contrary, we have assumed that it has and that the Property complies with current regulations and that there are no outstanding issues.

We have assumed that this assessment will continue to be reviewed and updated if there are any alterations to the premises or changes to work practices or use of the premises.

Environmental Issues + Ground Conditions

Environmental

We have not been provided with any report on contamination pertaining to this property but on an informal basis, we would comment that the property and its immediate locality do not appear to be used for the storage and / or sale of toxic materials such as chemicals, petroleum products, pesticides, fertilisers, acids, asbestos, explosives, paint or radioactive materials.

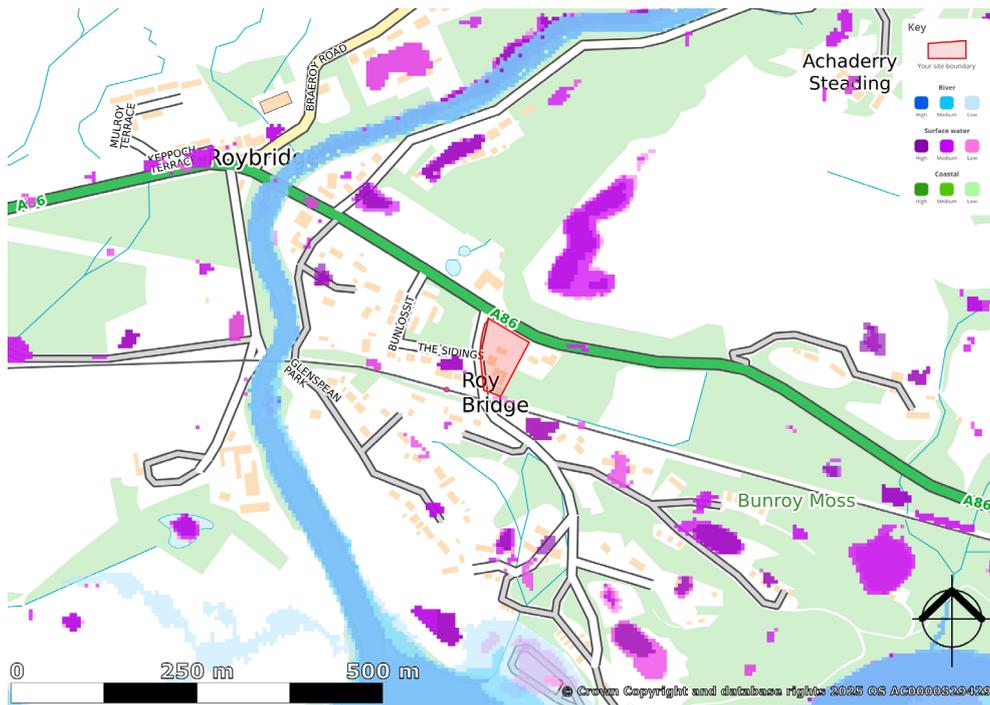
We have no information with regards to historic uses of the property. For the avoidance of doubt, unless stated within this Valuation Report, we have assumed there are no environmental concerns and ground conditions are suitable for the current and future use of the subject under valuation.

Site + Ground Conditions

We are unaware of any adverse ground conditions affecting the subject property, however, confirm we have not carried out any specific investigations in this regard.

Flooding

According to the Flood Map on the SEPA website and as far as we are aware, the location of the subject property is not at risk from flooding. A copy of the SEPA Flood Map Extract is noted below.



Flood Map

Statutory Enquiries

Current Use	Former primary school and community facility (Use Class 10 - Non-Residential Institutions assumed).
Local Plan	West Highlands and Islands Local Development Plan (Adopted 2019)
Zoning	No specific zoning.
Listed Building	No.
Conservation Area	No.
Rateable Value	School Area (presumed to be the owner occupied area) - £1,050 Community Rooms (assumed to be leased area) - £5,900
Non-domestic Rates	From 1st April 2025, three different tax rates apply: <ul style="list-style-type: none"> 1. Basic Property Rate (poundage): 49.8 pence. 2. Intermediate Property Rate: 55.4 pence

- (Rateable values between £51,001 and £100,000).
3. Higher Property Rate: 56.8 pence
(Rateable values above £100,000).

It is our understanding that the roads servicing the subjects under consideration are adopted and maintainable by the local authority.

Our enquiries have been restricted to the online version of the relevant Local Plan and relied upon. No written enquiries have been made.

Tenure

The subject property is understood and assumed to be held on the basis of the outright ownership of the heritable interest and subject to the occupational lease described below.

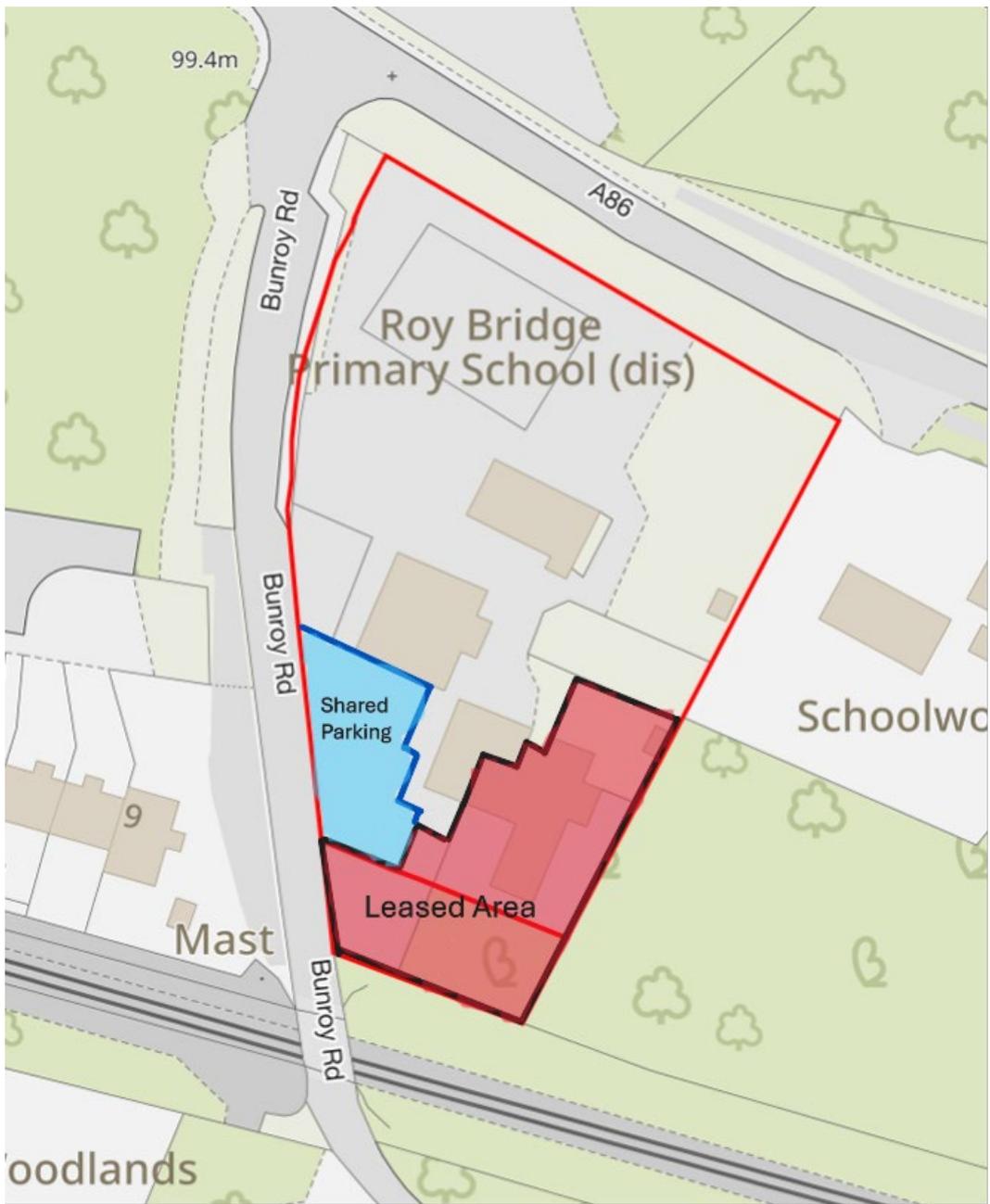
We have not had sight of any report on Title and therefore cannot comment further in this regard. We have assumed that there are no unusual or onerous Title conditions which impact on value or marketability.

Lease Details

We have been provided with a copy of the lease documentation. We emphasise our observations represent an informal summary of the lease terms and are not a legal opinion on the terms of the lease. Should this be required, we advise further legal advice from a Solicitor. The essential lease terms may be summarised as follows:

Landlord	The Highland Council.
Tenant	Roy Bridge Schoolhouse Project Steering Group.
Subjects	Roy Bridge Schoolhouse, Bunroy Road, Roy Bridge (extending to 0.07 hectares). A plan showing the leased area (as provided by the client) is attached below this table.
Lease Term	<ul style="list-style-type: none"> Date of Entry: 1st September 2004. Lease Term: 50 years. Lease End Date: 31st August 2054.
Rental	£1 per annum.

Rent Review	No provision for Rent Reviews.
Repairs + Insurance	The Tenant is responsible for maintaining and repairing the subjects (regular redecoration internally and externally also required). The Landlord is solely responsible for maintenance of the shared car park area.
Alienation	Permitted with Landlord's consent.
Use	The subjects are permitted for use as meeting rooms, creche facilities, conferencing, offices, training/education.



Valuation Considerations

Evidence + Valuation Methodology

Valuation Approach

In line with the client's instructions, we have calculated the Market Value of the premises on the following bases:

1. The Market Value of the full site on the assumption of Vacant Possession.
2. The Market Value of the full site subject to the occupational lease that is in place over part of the site (at £1 per annum until 2054).

In both scenarios we have adopted the Market Approach to valuation and have utilised the Comparative Method.

Please note in both of these scenarios our values are being provided on the following assumptions/special assumptions:-

- We have assumed that the site has a clear Title and that there are no legal or crofting issues that would impact upon any proposed development.
- That planning permission would be granted to redevelop the original school building and modern extension attached in to residential and/or overnight accommodation/Air BnB type use.
- That further planning permission would be granted to redevelop the remaining land (circa 0.665 acres) to the north of the site in to two individual residential plots (circa 0.3 acres each) with no onerous costs in connecting to services.
- That the modular building currently located to the east of the site has been fully removed from the site as at the date of valuation.
- That the dilapidated former canteen building has been demolished as at the date of valuation with all materials removed from site.
- That the current title could be split.
- That there are no abnormal costs incurred with the development of any areas of the site.
- We have assumed that permission can be obtained to create at least one more suitable access directly in to the site from Bunroy Road (to the north of the current one). This would then be utilised as a separate access in to the site for the two aforementioned individual residential development plots.
- We have assumed there are no disproportionate high levels of servicing or infrastructure costs required to undertake additional development on the site.
- We have assumed as a consideration of the scenario modelling exercise that there would be no significant or specialist construction required for foundations to take account of ground conditions. We wish to emphasise that we have not been provided with any specific site analysis in relation to the site.

If it is later determined that any of these assumptions/special assumptions are not realised then this may have a material impact on our valuation as reported.

Our valuations have been split up per the following sections:

Comparable Evidence – Building Sales

Address	Area (sq.ft)	Sale Price	Date	Comments
Former Salvation Army Hall, Garbhein Road, Kilochleven	1,527	£65,000	Sept 2021	VP sale in comparable location. More modern building. Equates to capital rate of circa £43 per sq ft.
Former Rhilochan Primary School, Rogart	614	£85,000	2024	VP sale of part of former primary school with development potential. Included large area of land adjacent. Subjects are in better location. Capital rate of circa £138 per sq ft.
Former Newhall School & School House, Balblair, Near Inverness	3,321	£100,000	2019	Former school with traditional features sold as redevelopment opportunity. Good comparable for subjects
The Hub, 30 Fassifearn Road, Fort William	1,847	£330,000	Jun 2022	VP sale to G&A Barnie of similar style of property to subjects in reasonable condition. Asking price was £300k. Better location than subjects in close proximity to Fort William's town centre hence high sale price. Buyer needed space urgently.
Former Church of Scotland, Aultbea	1,687	£70,000	Aug 2023	Sold on VP basis. Capital rate of £41 psf.
Ardchattan Church, Achnaba, North Connel, Argyll	2,784	£90,000	Apr 2023	VP sale of large detached church with traditional features. Equates to capital rate of circa £32 per sq ft. Situated in picturesque location overlooking Loch Etive but had graveyard surrounding it.
Ford Church, Ford, Argyll	761	£25,000	Nov 2019	VP Sale of Church. Equates to capital rate of circa £33 per square foot.

Comparable Evidence – Residential Plots

Address	Area (Acres)	Sale Price	Date	Comments
Building Plot, Inverroy	0.426	£82,500	2022	Plot sold in comparable location to subjects. Had outline planning permission for a 1.5 storey house.

Highland Stag Investment Plot, Spean Bridge	0.500 (Approx)	£60,000	On Market	Plot prepared for development in comparable location to subjects. High quality surrounding housing in vicinity.
Plot at Croft 2, Bohuntin, Bohuntinville, Roy Bridge	0.500 (Approx)	£58,000	Sold STC	Elevated building plot close to subjects. Sale currently in legals.

Market Value (Vacant Possession)

In arriving at the Market Value of the subjects on the assumption of Vacant Possession we have considered the original school building and modern extension as a potential redevelopment opportunity in its own right. Any redevelopment is most likely for residential and/or overnight accommodation/Air BnB type use. It must be emphasised that at this stage there is no proposed development scheme and/or cost of works provided (nor planning permission) so our value is based on considering sales evidence of similar buildings in comparable locations within the Highlands and Islands/Argyll (as listed above). Our value on this basis is £80,000 which has been arrived at based on the above sales evidence and a capital rate check.

We estimate that approximately 0.394 acres of the site would be required as ancillary external areas (e.g. car parking/garden areas) related to the redeveloped original school building and modern extension. This leaves circa 0.665 acres of additional land which we have assumed could be separately sold if the title is split and all consents obtained. Given the nature of the vicinity (majority of surrounding properties are residential/overnight accommodation) it would be reasonable to assume that planning permission would likely be obtained for residential development of this land in the form of two circa 0.3 acre house plots. Having consulted our residential team they are of the view that two plots of this size in this location would likely achieve £65,000 each resulting in a total of £130,000 for this additional land. When added to our previous value for the original school and modern extension this results in a total Market Value of £210,000.

Please note in providing this value we have endeavoured to maximise the valuation in assuming how the seller may proceed but it is subject to negotiation and we would recommend the site is treated by the buyer as a development opportunity disregarding the plots. It may be the seller has not considered plots on it but it does seem an obvious route to maximising value. Any offer submitted at the above figure should be submitted with a suspensive condition attached making it subject to attaining planning permission on terms deemed satisfactory to the buyer.

Valuation Methodology – Market Value of Full Site (Subject to the Occupational Lease)

In addition to the above scenario we have again been asked to value the full site but this time with the value being provided subject to the occupational lease that is currently in place.

Part of the original school building plus the full modern extension are currently let to Roy Bridge School House Project Steering Group for £1 per annum until 31st August 2054 (circa 29.5 years from the date of valuation). In our view based on this letting there is little to no value in this area of the building from the landlord's perspective as the rent is virtually nothing for such a long period. We have therefore apportioned it nil value in our calculations.

The second impact of this lease being in place is it would likely prevent any redevelopment of the remaining area of the original building that remains under the landlord's ownership for alternative use (proposed in the VP scenario above). The landlord would therefore likely only be able to let out this area of the premises for office type use or similar. However, this area of the building is in relatively poor condition and would likely require significant repair work done to it prior to them being able to let it out to a third party. We have therefore made an allowance (for clarity not an actual cost) in our calculations of circa £20,000 to carry out the necessary repair/upgrade work (including installation of a WC) to this area of the property to bring it back to

lettable condition. Once this has occurred we estimate this area of the building would have a Market Rent of £6,500 per annum (which has been calculated by applying a rental rate of £10 per square foot to the net internal area of the subjects which measure circa 646 square feet or thereby). We have then capitalised this anticipated future income using a single yield of 13% to get to a value of circa £50,000. However, once the £20,000 is deducted this results in a net value for this area of the building of £30,000.

Again we have added £130,000 to reflect the value of the additional land (as previously outlined in the VP valuation above). When combined this gives a total Market Value for this area of the site of £160,000.

Additional Valuation Figure Requested – Value of Tenant’s Interest

At the request of the client we have also been asked to provide the Value of the tenant’s interest in the leased area of the property.

The subjects are currently let to the tenant for £1 per annum. On assessment of the lease documentation it appears there is nothing preventing the tenant from sub-letting the property to another party at a higher rent (e.g. the Market Rent). Therefore for valuation purposes we have assumed that the tenant would sub-let their interest in the property at the Market Rent until the lease expiry where the premises would then be handed back to the landlord.

In arriving at our opinion of the Market Rent of this area of the property we have adopted a rental rate of £8 per square foot to the measured Net Internal Area of 1,443 sq ft resulting in a MR of £11,544 say £11,500 per annum. We have then capitalised this proposed income (until 2054) using a single all risks yield of 15%. This results in a value of £74,074 say £75,000.

Valuation

Subject to the property not being adversely affected by structural or service defects, planning, title or any other matters, we would confirm that we are of the opinion that the Market Value and Market Rent of the former primary school premises situate, Former Roy Bridge Primary School Site, Roy Bridge, PH31 4AG as at the date of valuation would be fairly stated as follows:-

<p>Market Value (Vacant Possession)*</p>	<p>£210,000 (TWO HUNDRED AND TEN THOUSAND POUNDS STERLING)</p> <p>*Subject to several assumptions/special assumptions as outlined below and within the main body of the report.</p>
<p>Market Value (Subject to the Occupational Lease)*</p>	<p>£160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS STERLING)</p> <p>*Subject to several assumptions/special assumptions as outlined below and within the main body of the report.</p>

Please note in both of the above scenarios our values are being provided on the following assumptions/special assumptions:-

- We have assumed that the site has a clear Title and that there are no legal or crofting issues that would impact upon any proposed development.
- That planning permission would be granted to redevelop the original school building and modern extension attached in to residential and/or overnight accommodation/Air BnB type use.
- That further planning permission would be granted to redevelop the remaining land (circa 0.665 acres) to the north of the site in to two individual residential plots (circa 0.3 acres each) with no onerous costs in connecting to services.
- That the modular building currently located to the east of the site has been fully removed from the site as at the date of valuation.
- That the dilapidated former canteen building has been demolished as at the date of valuation with all materials removed from site.
- That the current title could be split.
- That there are no abnormal costs incurred with the development of any areas of the site.
- We have assumed that permission can be obtained to create at least one more suitable access directly in to the site from Bunroy Road (to the north of the current one). This would then be utilised as a separate access in to the site for the two aforementioned individual residential development plots.
- We have assumed there are no disproportionate high levels of servicing or infrastructure costs required to undertake additional development on the site.
- We have assumed as a consideration of the scenario modelling exercise that there would be no significant or specialist construction required for foundations to take account of ground conditions. We wish to emphasise that we have not been provided with any specific site analysis in relation to the site.

If it is later determined that any of these assumptions/special assumptions are not realised then this may have a material impact on our valuation as reported.

Valuation Certainty

Market Conditions Explanatory Note

Market volatility can affect the certainty of property valuations as set out in VPS 3 and VPGA 10 of the current RICS Valuation – Global Standards ('the Global Red Book'), incorporating the IVSC International Valuation Standards, and having regard to the UK National Supplement.

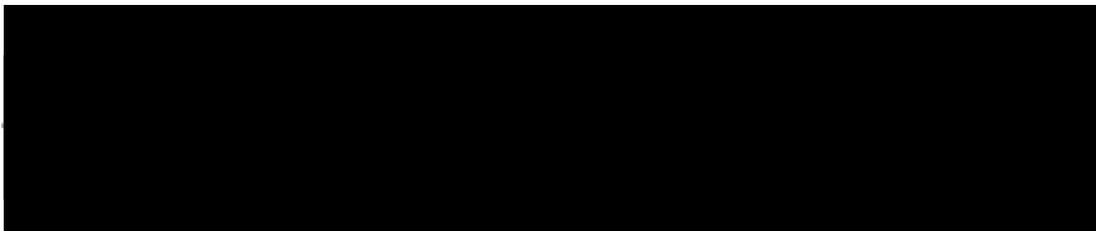
The property market in the UK has been subject to continued volatility in recent years, as a result of a wide variety of global, political and economic factors which have impacted on the daily life, the UK economy and the property market. There may, therefore, be continued uncertainty in some property sectors.

Our valuation has been undertaken using the most suitable methodology, and where necessary our approach has had regard to the most recent transactional evidence available of comparable properties. It must be made clear that the certainty of our valuation might be affected by the property, financial and perception of the UK economy in the short term until markets become more settled and certain. With this in mind, we recommend that this valuation is regularly reviewed going forward to ensure that any effects caused by market volatility can be gauged and any impact reflected in our valuation.

Report Sign-off

We trust this report is sufficient for your present purposes, but should you require any further information, please do not hesitate to contact this office.

Yours faithfully



Callum Maclean MRICS

RICS Registered Valuer

For and on behalf of Graham + Sibbald LLP

Callum.Maclean@g-s.co.uk

John MacBean BSc MRICS

RICS Registered Valuer

For and on behalf of Graham + Sibbald LLP

John.MacBean@g-s.co.uk

Appendices

Appendix 1 Confirmation Letter

Spean Bridge, Roy Bridge and Achnacarry SCIO
Wood Howe
13 Glenspean Park
Roy Bridge
PH31 4AS
F.A.O: Tony Perriam, Community Development Officer

4 Ardross Street
Inverness, IV3 5NN

E: Inverness@g-s.co.uk

T: +44 (0)1463 236 977

Our Ref: CM/AM/2025/01/0134

For a full list of Partners
visit our website.

www.g-s.co.uk

Date: 30/01/2025

Dear Sir,

Former Roy Bridge Primary School Site, Roy Bridge, PH31 4AG
Customer: Spean Bridge, Roy Bridge and Achnacarry SCIO
Conditions of Engagement for Commercial Valuation

We refer to your emailed instructions to John MacBean dated 15th January 2025 and now write to seek formal confirmation of your instructions to provide a valuation or other in respect of the above-mentioned property.

1. **Instructions:** We have been instructed by you to prepare a Valuation (Pounds Sterling) as at the date of inspection for potential acquisition purposes.
2. **Compliance:** Our valuation will be undertaken in accordance with the RICS Valuation - Global Standards ('the Global Red Book'), incorporating the International Valuation Standards (IVS), and having regard to the UK National Supplement.

If deemed a requirement we will measure the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition). Our measurement exercise will be undertaken on the basis of gross internal floor area.

3. **Basis of Valuation:**
The following bases of value have been adopted for this valuation: -

Market Value

4. **Interest to be Valued:** The valuation will be of the Heritable Interest with separate values for the property, firstly subject to the Existing Occupational Lease(s) and secondly Vacant Possession.
5. **Nature and Extent of Investigations:** A full inspection of the subject property will be carried out as agreed.
6. **Conflicts of Interest and Competency:** We have no conflict of interest. We confirm we will be acting as an External Valuer.

The valuation will be undertaken by John MacBean MRICS RICS Registered Valuer and Callum Maclean MRICSRICS Registered Valuer who between them have the knowledge, skills and understanding to undertake the Valuation competently. The valuation will be the responsibility of a named individual valuer.



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Chartered Surveyors
A Quality Assured Firm



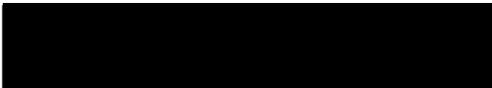
Rotation Policy

Graham + Sibbald has in place a strict counter signatory and peer review procedure which is enforced on all valuations to ensure accuracy and consistency. The Firm does operate a valuer rotation policy such that the principal signatory to a valuation would not ordinarily prepare a series of valuations on a specific property over a continuous period of longer than 5 years (if undertaken every year).

- 7. **Conditions of Engagement:** Our Valuation will be subject to our Terms and Conditions of Engagement for the Valuation of Commercial Property, a copy of which is enclosed, and the basis of value which will form an integral part of our valuation. Following our inspection, any other relevant caveats necessarily arising as a result of the inspection will also be specified.
- 8. **Professional Indemnity Insurance and Limit on Liability:** We confirm we have Professional Indemnity Insurance of £20 million on a per claim basis in respect of the services we are providing. The RICS recommend the use of liability caps to members as a way in which to manage risk in valuation. You should read Clause 19 of our attached Terms and Conditions of Engagement which sets out any applicable liability cap or limit to this instruction.
- 9. **Format of the Report:** We will provide a full Red Book compliant valuation report.
- 10. **Fees & Disbursements:** The agreed fee is £1,400 plus VAT, including all reasonably incurred disbursements. It should be noted our policy is that reports on valuation will not generally be issued until our fee invoice has been settled. If a survey instruction is cancelled after we have inspected the property, we reserve the right to seek an abortive fee equating to 75% of the agreed fee plus outlays and VAT.

We assume you find the above to be in order and we are now proceeding accordingly however, please confirm by signing this confirmation letter, duly accepting these instructions, together with our Terms + Conditions and returning it to us.

Yours faithfully,



Callum MacLean BSc MRICS
RICS Registered Valuer
For and on behalf of Graham + Sibbald LLP
E: Callum.Maclean@g-s.co.uk

Enc. Terms and Conditions of Engagement for the Valuation of Commercial Property

I / We confirm these instructions and acceptance of the fee arrangements.

Signed: 

Name (Print): TOM PERLHAM

Date: 7 FEB . 25

Appendix 2 Assumptions + Standard Limitations

Graham + Sibbald - Assumptions and Standard Limitations

RICS Valuation – Global Standards

Unless otherwise stated, all work has been carried out in accordance with the RICS Valuation – Global Standards, incorporating International Valuation Standards (IVS), and having regard to the UK National Supplement. The valuation has been prepared by an RICS Registered Valuer(s).

Sources of Information

Information in respect of the subjects under valuation provided by the client, its agents, or other connected party, and referred to has been relied upon. We have assumed that this information is accurate, complete and up to date. We assume that no information which may have a material impact on the valuation has been withheld from us.

When undertaking valuation for secured lending purposes on behalf of a bank or lending institution, we may request and rely on information provided by the borrower or a connected party. We again assume this information to be accurate, complete and up to date, and that no information which may have a material impact on the valuation has been withheld from us.

Basis of Valuation

Our valuation is subject to and conditional upon the following bases of value, unless otherwise stated within our written report:

Market Value (MV) is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Rent (MR) is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Fair Value (FV) is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date, as defined in the International Financial Reporting Standards (IFRS 13).

Fair Value (FV) is the amount for which an asset can be exchanged, a liability settled or an equity instrument granted to be exchanged, between knowledgeable, willing parties at an arm's length transaction, as defined within the Financial Reporting Standard 102 (FRS 102).

Investment Value (or Worth) is the value of an asset to a particular owner or prospective owner for individual investment or operational objectives', as defined in IVS 104.

Each property is valued on the basis that it does not form part of a larger disposal, unless otherwise stated in our report, and on the assumption that neither the whole nor a significant part of the total estate will be exposed to the market at the same time. For the avoidance of doubt, each property has been valued individually and the values shown do not take any cognisance of any portfolio considerations.

Unless appropriate we have excluded any value in respect of goodwill or tenant's fixtures and fittings and have disregarded any value attached to plant and machinery with the exception of heritable items.

In arriving at our opinion, no allowance will be made in respect of any expenses liable to be incurred in effecting realisation of the asset or for any tax liability which may be eligible following disposal of the asset. For the avoidance of doubt, the valuation is net of any Value Added Tax which may be applicable.

Assumptions and Special Assumptions

Where we adopt "assumptions" and/or "special assumption" these are as defined within the RICS Valuation – Global Standards.

Assumption: A supposition taken to be true. It involves facts, conditions or situations affecting the subject of, or approach to, a *valuation* that, by agreement, do not need to be verified by the valuer as part of the valuation process. Typically, an *assumption* is made where specific investigation by the valuer is not required in order to prove that something is true.

Special Assumption: An *assumption* that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date.

Inspection

If Graham + Sibbald is requested to arrange any inspection or other work by any other party this is done so on the Client's behalf. The Client must satisfy itself as to the terms and conditions on which such party renders its services. Graham + Sibbald does not assume or accept any liability whatsoever in connection with any arrangement or recommendation including without limitation for the acts or omissions of such other party.

The Valuer inspected the Subjects for the purpose of providing you with our opinion as to the Bases of Value as instructed. The date of Valuation is the date of the inspection or a date as agreed with the Valuer. It is assumed that there have been no changes affecting the property after that the date of inspection which will have had an impact upon our assessment of value. The Valuer undertook a visual inspection of so much of the exterior and interior of the property as was accessible with safety and without undue difficulty, as was seen whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considered reasonably necessary to inspect, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the property which are covered, unexposed or inaccessible or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical heating or other services. Roof voids and sub floor areas were not inspected.

In undertaking the inspection we have had due regard to the general state of repair and condition of the property. The inspection is not a Building or Structural survey (although our Building Surveying Department would be pleased to provide this service) and this report is not intended to detail minor defects which do not materially affect value. However, if minor defects are mentioned in the report, they should be regarded as indicative and not an exhaustive list of defects. For the purposes of the Valuation, it is assumed that the property is in good repair, except for any defects specifically noted.

We have not carried out any tests to determine whether or not any hazardous building materials including asbestos and flammable insulation have been incorporated in the construction. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible at the time of our inspection and we are therefore unable to report that any such part is free from defect. Services and their appliances have not been tested and it is assumed that all services, and any associated controls or software, are in working order and free from defect. Specifically, the Valuer has not carried out an Asbestos Inspection and has not acted as an Asbestos Inspector in completing the valuation inspection of the Property which may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder (as defined in the Control of Asbestos Regulations 2012), of the existence of an Asbestos Register, or of any Plan for the Management of Asbestos has been made. For the purposes of this Valuation, it is assumed that there is a Duty Holder, and that a Register of Asbestos and Effective Management Plan is in place, which does not require any immediate expenditure, or pose a significant risk to health, or breach the HSE Regulations.

Measurement

We will measure the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition).

Under the International Property Measurements Standards (IPMS) the appropriate basis of measurement for offices is IPMS2 and residential IPMS3. IPMS was introduced to try and create a universal measuring standard. We recommend however that we be instructed to undertake our analysis of comparables and prepare our valuation(s) (where applicable), on the basis of NIA and GIA as the market still operates on this basis. The reason for this departure is to facilitate comparative analysis; all the comparables are presented on this basis.

Where floor areas have been provided to us, we have relied upon these for valuation purposes and have assumed that they have been calculated in line with the appropriate measurement standards noted above.

Services

It is outwith the scope of our instructions to carry out or commission investigations into the capacity, specification or condition of services. For the purposes of this report, we assume that the services are in working order and free from defects. We additionally assume that the services are of sufficient capacity for current and future requirements.

Ground Conditions and Invasive Species

We have not carried out any investigations as to ground conditions or whether the site, and surrounding area, is or has in the past been contaminated. Our valuation is prepared on the assumption that the subjects are not adversely affected by ground conditions or any form of contamination or invasive species, unless otherwise stated in our report. The Valuer did not carry out an inspection for Japanese Knotweed and unless otherwise stated we have assumed that there is no Japanese knotweed within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed should be made by a specialist contractor. It must be removed by Specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed, further investigations may be recommended.

Asbestos and Deleterious Materials

Asbestos was regularly used from 1960s to 1980s in the UK. The cost of maintenance, alteration and repair of any building where asbestos is present can be significantly increased because of the need to take appropriate precautions under The Control of Asbestos Regulations 2012 (amended February 2016) which may impact on marketability and/or value.

Under the terms of these Regulations a Duty holder is required to manage asbestos in non-domestic premises. Typically, this encompasses a positive obligation to assess the likelihood of asbestos containing materials (ACMs) being present at the premises. This can be achieved either by reference to bona fide statements confirming that ACMs were not incorporated into the construction of the building, or by commissioning an asbestos survey. The results of that survey would then be interpreted, acted upon and recorded in an Asbestos Management Plan. For the purpose of our report, we have assumed that, unless indicated to the contrary, a survey would not disclose any evidence of asbestos or deleterious materials in the construction of the subject, in circumstances where it is likely to have an effect on health or safety.

Equality Act 2010

We have not carried out a full Disabled Access Audit to determine the extent of non-compliance with the property in relation to the requirements of the Disability Discrimination Act 2005. It is a requirement of this Act that disabled people are provided similar access to commercial/public properties as able bodied people, and as such it is the responsibility of the property owner/occupier to ensure that disabled persons are given such access where reasonably practicable. The extent of any non-compliance is normally ascertained by carrying out a detailed audit of the subjects which is outwith the scope of this valuation. Unless otherwise stated we have made an assumption that there are no issues in terms of the Equality Act that would adversely affect marketability or value.

Tenure, Title and Tenancy Information

We do not normally read leases or document of title. It is assumed that the Property possesses good and marketable Title is free from any onerous or unusual burdens or covenants, restrictions, charges or other matters which may adversely affect the subjects and that any necessary access ways or servitude requirements are covered by the relevant formalised documents. Site boundaries are to be taken as generally indicated on site although no checks have been made in this connection and any site area quoted will be subject to verification from the Title Deeds. The Valuer has relied upon information provided by the client and/or the Client's legal agents with regard to the extent of title, provision of lease documentation and any other relevant documentation. We confirm that the interpretation of legal documents is a matter for the client's legal agents and no responsibility or liability is accepted for the true interpretation of the legal title in the property.

Planning

It is assumed that the subjects have all necessary lawful statutory consents (including planning permissions) for the current buildings and use and that there are no matters adversely affecting the property which might be revealed by a local search. The Valuer has, where appropriate, investigated as to whether there are any policies or proposals by statutory authorities that could positively or adversely affect the value. On occasions, delays or expense may be such that this information is not available and in these instances it will be assumed that the property is not adversely affected by any proposals.

It is assumed all that works necessary to meet the requirements of all competent legislation, statutory instruments and Local Authority Orders will have been complied with (in particular Fire Regulations / Fire Assessments, Disability Discrimination Legislation, Legionella control and Energy Performance Certificates). It is assumed that the roads and footpaths ex adverso the subjects are fully made up and the responsibility of the Local Authority.

Limitations and Liabilities

Neither the whole nor any part of the Valuation nor any reference thereto may be included in any published document, circular or statement nor published in any way without our written approval to the form and the content in which it may appear.

This Report is provided for the sole use of the client and is confidential to the client. The contents are not to be disclosed nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party. In the event that this report is presented to a Lender, we cannot guarantee that the format of this report will be suitable for the Lender's purposes. We also reserve the right to charge a transcription fee for any report that requires to be retyped in a Lender's own format.

In the event of any proposal to place a loan on the subject property into a syndicate, the client must notify the Valuer with a view to agreeing responsibility to the further named parties.

Unless otherwise stated this Report will be signed by the External Valuer on behalf of the LLP and we confirm that the Valuer and all Partners of the Firm have the specified qualifications being either Professional Members or Fellows of the Royal Institution of Chartered Surveyors.

Graham + Sibbald LLP are regulated by the Royal Institution of Chartered Surveyors and the valuation may be subject to monitoring under the RICS Conduct and Disciplinary Regulations.

The Valuers signing this report accept no personal liability for the content of this report. The report is signed solely on behalf of Graham + Sibbald LLP.

Appendix 3 External Photographs



Original School Building



Original School Building – Rear (Extension Visible)



Site View 1



Site View 2 – Car park Area



Modular/Temporary Building



Dilapidated Former Canteen Building

Appendix 3 Internal Photographs



Owner Occupied Area of Original School Building



Leased Area – Ground Floor



Leased Area – First Floor



Dilapidated Former Canteen Building