

**FORMER BLACK ISLE EDUCATION CENTRE  
RADDERY, FORTROSE, IV10 8SN**

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**SUBSTANTIAL ESTATE  
REDEVELOPMENT OPPORTUNITY**

**OFFERS INVITED**

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**Description:**

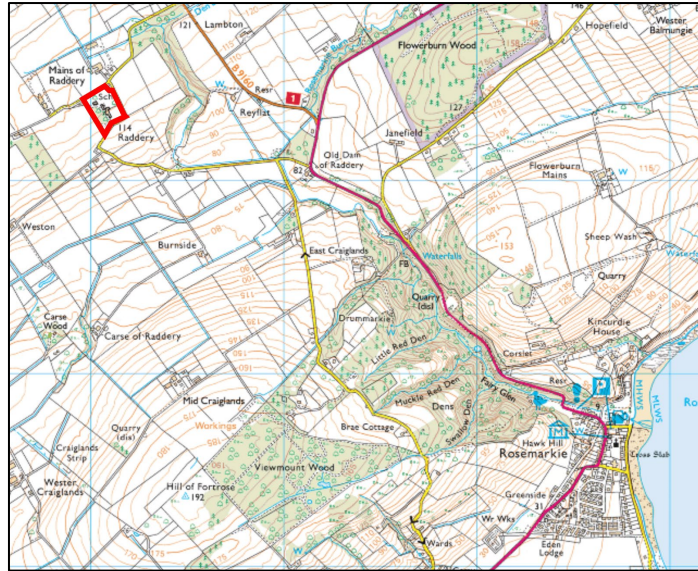
The former Black Isle Education Centre forms part of the former Raddery House Estate, most recently operated as a school campus.

The estate comprises a range of buildings including the principal property, Raddery House (Main Building), together with classroom blocks, offices, gym facilities, workshops, garages, stables with flat, and ancillary residential accommodation.

The subjects present a rare opportunity to acquire a substantial estate with significant redevelopment potential in a highly attractive Highland setting.

**Location:**

The former Black Isle Education Centre is situated approximately 2 miles northwest of Rosemarkie and 17 miles north of Inverness, within the sought-after Black Isle area renowned for its outstanding natural scenery.



**Site Area:**

The total site area extends to approximately **3 hectares (7.3 acres)**.

**Buildings:**

Buildings:	Approx Size (m2) in GIA:
<b>Gym Block</b>	<b>253 m2</b>
<b>Office &amp; Class Block</b>	<b>170 m2</b>
<b>Classroom Block</b>	<b>163 m2</b>
<b>Former House and Store</b>	<b>224 m2</b>
<b>Main Building</b>	<b>806 m2</b>
<b>Stables &amp; Flat</b>	<b>465 m2</b>
<b>Workshop</b>	<b>135 m2</b>
<b>Garage</b>	<b>105 m2</b>

**Asking Price:**

Offers are invited.

**EPC Rating:**

Not applicable

**Planning:**

Pre-application planning advice has been sought and is supportive in principle of a mixed-use development. The pre-application advice is available upon request.

Prospective purchasers are advised to satisfy themselves in respect of planning matters and should make their own enquiries with the local Planning Authority prior to submitting any offer.

**Viewing Arrangements:**

Viewing is strictly by appointment (Monday to Friday between 9am to 5pm). Please see contact details.

**Submission of Offers:**

A closing date by which offers must be submitted may 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. Offers by email only which should be sent to [property.offers@highland.gov.uk](mailto: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.

**Contact Details:**

Please contact Ricky Cheng, by telephoning 01463 702228, or by emailing [ricky.cheng@highland.gov.uk](mailto:ricky.cheng@highland.gov.uk) or alternatively contact Ewan Birse by emailing [ewan.birse@highland.gov.uk](mailto:ewan.birse@highland.gov.uk) or by telephoning 01463 702442.



The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. 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. The property will be sold in its present condition. Date of preparation – Feb 2026