

**FORMER STOER PRIMARY SCHOOL,  
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**FORMER PRIMARY SCHOOL WITH PLANNING PERMISSION FOR  
CONVERSION TO THREE DWELLINGS**

**OFFERS OVER £200,000**

## Description:

A former primary school building extending to approximately 216 sq.m (GIA), set within a site of approximately 0.63 acres. The building was originally constructed in 1896 and is of traditional stone and slate construction.

The accommodation is arranged over a single storey and comprises former classroom space, offices, kitchen/store areas, toilets and ancillary accommodation. The building benefits from well-proportioned internal areas and offers scope for refurbishment and conversion.

The property benefits from planning permission under reference 23/04959/FUL, granted on 20 December 2023, for conversion to form three dwellings, subject to conditions.

The property presents an attractive opportunity to bring a former public building back into productive use, with the benefit of existing planning permission for residential conversion and potential for a range of alternative uses, subject to any further consents required.

## Location:

The property is located in Stoer, a rural settlement in the Assynt area of Northwest Sutherland, set within an attractive Highland landscape close to the west coast.

Stoer lies approximately 7 miles north of Lochinver, which provides a range of local services including shops, hospitality facilities and a primary school. The wider area is known for its coastal scenery and outdoor recreation, with nearby landmarks including Stoer Head Lighthouse and the Old Man of Stoer sea stack, a well-known walking and coastal destination.

The property is situated in a rural setting with access taken from the B869. The location may appeal to purchasers seeking a countryside setting with potential for residential conversion or other appropriate rural uses, subject to the necessary consents.

## Planning:

The property benefits from planning permission under reference 23/04959/FUL, granted on 20 December 2023, for the conversion of the former school building to form three dwellings. Interested parties should satisfy themselves on the terms of the consent, remaining timescales, commencement requirements and any further statutory approvals required.

Interested parties should make their own enquiries with The Highland Council's Planning Service.

[Link - Planning information is available via The Highland Council's online Planning Portal.](#)

## Access / Title:

Access is taken from the B869 via an existing private access route. The Council's title position indicates that access is by prescriptive right. Prospective purchasers should satisfy themselves on all title and access matters through their own legal advisers.

## Costs:

Each party will be responsible for their own legal and professional costs arising from the transaction. The purchaser will be responsible for any LBTT, VAT (if applicable), registration dues and outlays.

## Viewing Arrangements/Enquiries:

Viewing is strictly by appointment. Please contact Vishnu on 01463 702836 or e-mail: [vishnu.sivanandam@highland.gov.uk](mailto:vishnu.sivanandam@highland.gov.uk).

## Closing Date for Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should note their interest to be notified of any closing date.

All offers should be submitted by email to: [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk)

Offers received by fax 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.

## Internal View:



## Location Map:



