

Offices also at: Inverness & Stornoway

Our Ref: DSG-26697-L001

18<sup>th</sup> February 2026

[REDACTED]  
Struan Community Company Ltd

By Email: [REDACTED]

Dear [REDACTED]

**VALUATION – STRUAN PRIMARY SCHOOL, STRUAN, ISLE OF SKYE, IV56 8FB**

We refer to instructions received and confirm that we have inspected the undernoted property in order to advise you as to our opinion of the subject's market value for purchase.

Our report has been prepared in accordance with the Royal Institution of Chartered Surveyors and Global Standards 2025.

The property was inspected by [REDACTED] on 11<sup>th</sup> February 2026. The surveyor carrying out the inspection has the necessary skills to undertake the instruction and is an RICS registered valuer. The method of valuation has been on a comparative basis utilising information from a variety of sources including Sasine information from Register of Scotland.

We confirm that we have adequate Professional Indemnity Insurance cover and that we do not have any conflict of interest in accepting the instruction.

Yours sincerely

[REDACTED]  
BSc (Hons) MRICS Registered Valuer  
for Torrance Partnership LLP



**Partners:** Mark J Stevenson BSc (Hons) MSc MRICS AaPS; Douglas S Gordon BSc (Hons) MRICS

**Consultant:** Nick E Lawton BSc (Hons) MRICS MQSi CSCS

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## **CONTENTS**

- 1. EXECUTIVE SUMMARY**
- 2. LOCATION**
- 3. DESCRIPTION**
- 4. ACCOMMODATION**
- 5. RATEABLE VALUE**
- 6. CONDITION**
- 7. BUSINESS**
- 8. SUITABILITY FOR LOAN PURPOSES**
- 9. PLANNING ISSUES**
- 10. ALTERNATIVE USES**
- 11. STATUTORY ENQUIRIES**
- 12. COMMERCIAL ENERGY PERFORMANCE CERTIFICATE**
- 13. SITE AND GROUND CONDITIONS**
- 14. ENVIRONMENTAL ISSUES**
- 15. TENURE**
- 16. OCCUPATIONAL LEASES**
- 17. MARKET TRENDS**
- 18. CAPITAL VALUE**

### **APPENDIX**

**BASES OF VALUATION**

**LOCATION PLAN**

## **1.0 EXECUTIVE SUMMARY**

Further to your instructions we can now report:

- The subjects comprise a detached single storey former primary school.
- The property is located within the small hamlet of Struan on the west coast of Skye.
- Current market value of school (assuming full alternative use as residential is achievable) as detailed can be fairly assessed as being a sum in the region of **£150,000 (One Hundred and Fifty Thousand Pounds)**.

### **Date Of Valuation**

11<sup>th</sup> February 2026.

### **Weather**

Overcast but dry.

## **2.0 LOCATION**

The subjects are located within the small hamlet of Struan on the west coast of Skye. There are limited local amenities located a short distance away with the principal town of Portree being approximately 11 miles by road.

## **3.0 DESCRIPTION**

The subjects comprise a detached single storey primary school originally constructed we understand in the 1890s which has been altered and extended since this time. The subjects include the immediate areas of garden ground together with further rough grass area to the rear and a small all-weather enclosed play area.

### Construction

In general terms the construction of the property can be summarised as follows:-

Floors:- of solid concrete and suspended timber.

Walls:- we assume to be of solid stone, brick or timber frame. Walls externally are render or pointed finish.

Roof:- the majority of the roof is pitched and finished over with natural slate. Flat roofed area is of Rubberoid.

Windows to the property are of double glazed timber or UPVC together with single glazed timber.

Heating to the property is by way of electric storage heaters.

### Services

Services (not tested) include we understand mains water, mains electricity and drainage to a private system located within the subjects. This was not located nor inspected.

(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design conditions or efficiency can only be assessed as a result of a test and should you require any further information in this respect it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase).

#### **4.0 ACCOMMODATION**

The accommodation contained within the property can be summarised as follows:-

Hallways, two classrooms, office, staff room, staff toilets, dining room, kitchen, office, boys toilets and girls toilets.

The gross internal floor area as measured at the time of inspection extends to 215 sq m or thereby.

#### **5.0 RATEABLE VALUE (Online enquiry only)**

The Rateable Value of the property is presently stated as being a sum of £3,000 per annum.

#### **6.0 CONDITION**

At the time of our inspection the property was vacant but has benefited from the heating remaining on and the hot and cold water supply having been periodically run. The property would appear to have been maintained over the years with part of the slated roof having been replaced and the flat roof having been upgraded with modern Rubberoid material. Generally there are ongoing maintenance and repair issues which should be expected with a property of this age and type. Should redevelopment to residential use be considered the property should be considered as a working shell.

#### **7.0 BUSINESS**

N/A

#### **8.0 SUITABILITY FOR LOAN PURPOSES**

N/A

#### **9.0 PLANNING ISSUES**

The market for such properties in their present use is restricted.

It is likely for any sale purposes in the future the building will require a change of use to residential and as such may involve some demolition, rebuilding and reorganisation of the site as a whole to the purchaser's requirements.

Pre planning advice would best be sought prior to any purchase from the planning authority.

## **10.0 ALTERNATIVE USES**

Following community use, residential use is considered the most likely option for such a building. Our valuation is on the assumption that the subjects can be converted to two residential units. No allowance has been made for any hope development within land associated with the property. We suspect that there may be access issues to the left where we understand the boundary neighbours the old, now redundant public road through Struan.

## **11.0 STATUTORY ENQUIRIES**

We assume that the building is neither Listed or in a Conservation Area however no formal checks have been made in this regard.

## **12.0 COMMERCIAL ENERGY PERFORMANCE CERTIFICATE**

None.

## **13.0 SITE AND GROUND CONDITIONS**

The site in general is gently sloping and generally bounded by way of post and wire fencing or stone walls. We assume there will be some water run off from the hill at the rear however we can not envisage this affecting the property as a whole.

## **14.0 ENVIRONMENTAL ISSUES**

### Flooding

The property is not considered to be in an area at risk from flooding .

We are not aware of any environmental reports having been undertaken to the property or neighbouring land which indicate any issues connected with toxic contamination or infill. Should such a report transpire at a later date this matter should be referred back to ourselves for future consideration. We have been advised there is no asbestos related issues with the property.

## **15.0 TENURE**

We have not had the opportunity to inspect all the Title Deeds however for the purposes of our valuation we have assumed that the property is held in Ownership.

For the purposes of our valuation, we further assume that the property is free of encumbrances, restrictions or outgoings of an onerous nature which could affect the value.

**16.0 OCCUPATIONAL LEASES**

N/A

**17.0 MARKET TRENDS**

There has been a trend over the years for Local Authority buildings including schools and former village halls to be sold off with the majority of these coming under the ownership of local communities. Some of these have been transferred into community buildings for the benefit of the public with one or two becoming residential properties. The high cost of building conversion to residential properties within Skye as a whole may result in lower demand for residential use with the prospect of negative equity on completion.

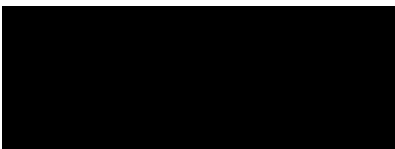
The demand for affordable housing in rural communities remains high however which may remain an option should additional community funding becoming available.

**18.0 CAPITAL VALUE**

Based on the assumptions as noted above we are of the opinion that the current market value for purchase could be fairly assessed as a sum in the order of **£150,000 (One Hundred and Fifty Thousand Pounds)**.

We trust the above mentioned is suitable for your present purposes.

Yours sincerely



 BSc (Hons) MRICS Registered Valuer  
For Torrance Partnership LLP

## **BASES OF VALUATION**

In arriving at our undernoted valuation we have made the following assumptions:-

1. Market Value (MV) as defined in VPS4 1.2.1 of the 'Red Book' being '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.'
2. It is assumed that the property possesses good title, is free from any onerous or unusual burdens or covenants, restrictions, charges or other matters which may adversely affect the subjects. In addition that any necessary access ways or servitude requirements are covered by the relevant formalised documents. Site boundaries are as generally indicated on site, although no checks have been made in this connection and any site area quoted is subject to verification from the Title Deeds.
3. We have inspected the subjects for the purposes of providing you with our opinion as to their open market value as instructed. We have not carried out a structural survey, nor have we carried any tests to determine whether or not any hazardous building materials have been incorporated in the construction. We have not inspected woodwork or other parts of the structure which were unexposed or inaccessible, and we are therefore unable to report that any such part is free from defect. Services have not been tested.
4. That all works necessary to meet the requirements of all competent legislation, statutory instruments and Local Authority orders have been complied with (in particular fire regulations and Disability Discrimination Legislation).
5. That the roads and footpaths ex-adverso the subjects are the responsibility of the Local Authority.
6. This report is provided for the sole use of the named client and is confidential to the client and his professional advisers. The contents are not to be disclosed to, 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 will be suitable for their purposes. We reserve the right to charge a transcription fee for any report that requires to be retyped to a lender's own format.
7. In arriving at our opinion, no allowance has been 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.

8. We have not carried out any investigations as to whether the site is, or has in the past, been contaminated but our valuation is prepared on the assumption that the land is not adversely affected by any form of contamination.
9. The report is signed in the name of the Partnership and we confirm that all Partners of the Firm have the specified qualifications, being either Professional Associates or Fellows in the Royal Institution of Chartered Surveyors.
10. Neither the whole nor any part of this Valuation Certificate, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, without the Valuer's written approval of the form and content in which it may appear.
11. It is assumed that existing licences, consents, registration certificates and permits, as appropriate, can be renewed.
12. We have not carried out an asbestos survey however, some materials would warrant analysis before considering alteration or removal. The current informed view on asbestos is that as long as it is in good condition and is left undisturbed, it poses no significant hazard to health. However, sampling and handling of damaged asbestos must only be carried out by a suitably qualified specialist contractor.

Advice on sampling and analysis of materials and asbestos can be obtained from the local Environmental Health Department at your Local Authority or by contacting the Health and Safety Executive. For advice on contractors who can remove asbestos, contact the Asbestos Removal Contractors Association.

The Control of Asbestos Regulations 2006 requires all owners of non-domestic buildings to hold and maintain an Asbestos Register. This must be made available to all contractors carrying out maintenance work. If you require any further advice in connection with The Control of Asbestos Regulations, you should contact a suitably qualified specialist.

13. We have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report 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.
14. "The National Radiological Protection Board" has identified the area in which the property is situated as one in which, in more than one per cent of the dwellings, the level of Radon gas entering the property is such that remedial action is recommended. Advice should be sought through Highland Council.
15. For the purposes of this valuation, we have assumed that the property is zoned for its current use and is unaffected by any current planning proposals. We assume that there are no adverse planning orders or certificates, issued or imminent, which might adversely affect

the use of the property. We have also assumed that any alterations and additions have been completed in accordance with all relevant statutory requirements and that completion certificates have been issued wherever appropriate. Furthermore, we assume that there are no onerous Title conditions, ground burdens, servitude or wayleave rights affecting the property which might diminish its value.

16. Neither party will be liable for any loss of profit (other than in respect of our fees, costs or charges), loss of business or goodwill, or for any special, indirect or consequential loss or damage suffered by the other (including as a result of an action brought by a third party), save that nothing in these Terms of Engagement will exclude or restrict any liability which either party may have for death or personal injury arising out of negligence; fraudulent misrepresentation or any other liability which cannot be restricted or excluded by law. We will not be liable for any loss which may occur as a result of your reliance on a subsequent valuation in, among other things, any discharge of any loan or advance of further funds.

We will not be liable for any loss as a result of your receipt of any information, data or communications supplied or sent by us electronically, where through no fault of our own the relevant information, data or communications has been corrupted or otherwise modified as a result of its being supplied or sent electronically. You will be responsible for ensuring that any materials you provide or send us by any electronic medium and/or by computer disk are, and remain, virus free.

Subject to the above, our total liability in contract, including negligence or breach statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of this appointment or otherwise under the Terms of Engagement, unless otherwise agreed in writing, be on the basis of a liability cap set at a level which is proportionate to the instruction as follows:

<b>Market Value of the Property as Existing</b>	<b>Liability Capped at:</b>
£250,000 and below	£5,000
£250,001 to £500,000	£10,000
£500,001 to £1,000,000	£20,000
£1,000,000 or above	25% of any loss attributable to us after the application of the following provisions on just and equitable shares, up to a maximum of £250,000

17. We have not secured a written planning history from the Local Authority nor have we made formal enquiries to other relevant bodies. The information contained within the report therefore represents our findings based on verbal enquiries with the relevant statutory bodies and investigations thought appropriate. Whilst the information provided is taken to be accurate, we have assumed that a full planning history and further formal enquiries will

be conducted by your legal advisors. Any discrepancy should be immediately notified ourselves in order that we may advise whether this may impact our valuation(s) reported.

Unless stated otherwise within this report and in the absence of any information to the contrary, we have assumed that:

all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;

the property is not adversely affected by town planning or road proposals.

all alterations, additions or extension to the property have received all necessary town planning consents, building authority approvals (building warrants) and completion certificates.

the property complies with all relevant statutory and Local Authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, The Licensing Scotland Act, Health and Safety Regulations, Environmental Health Regulations and similar.

**LOCATION PLAN**

