



Commissioner Street, Crieff, PH7 3AY
Former Primary School - Conversion / Development Opportunity

For Sale

SMART&CO.
surveyors & property consultants







Boundaries shown are indicative only.

Property held under two ownerships -
shown outlined in Red and Green

Location

The historic droving town of Crieff in Strathearn is approximately 18 miles west along the A85 from Perth and 22 miles north of Stirling. With a resident population of approximately 7,050 Crieff has a long tradition of attracting tourists who use it as a central base for exploring Perthshire and the Highlands.

The property is situated in a peaceful and mainly residential area, close to the town centre. With the increased popularity and acceptance of working from home, the popularity of the Strathearn area in Perthshire has never been stronger. The beautiful countryside, range of leisure activities and excellent connectivity (60 miles drive to Edinburgh or Glasgow and just 16 miles to Dunblane main-line railway station) offers the perfect combination for many home-hunters.

Description

The property comprises a large, period, former school building with many original features. The school has been vacant and surplus since the opening of the new primary school to the south of the town in 2015. The property has been vandalized during the time it has been vacant. To the rear of the property is a large surfaced playground, accessed from Duchlage Road (one way).

Listed Building / Conservation Area

Although the property is not listed, it is situated within the Conservation Area - hence purchasers should satisfy themselves in this regard.

Services

The property is serviced with mains drainage and electricity.

Business Rates

Business Rates are the owner / occupiers responsibility. The property appears to be listed in the Valuation Roll: ref 165343 £20,600

Interested parties should satisfy themselves in this regard.

Title

Buyers should be aware that the property is held under two ownerships. Whilst the owners are both willing to sell the property, the successful offer will be subject to approval by Perth & Kinross Council's Property Sub-Committee at the earliest opportunity according to its scheduled meetings, and the eventual sale will involve tri-partite agreement. The two ownerships are shown outlined in RED & GREEN on the plan attached.

Legal Costs

Each party will be responsible for their own legal costs with the Purchaser being responsible for LBTT and registration dues.

A closing date may be set and interested parties are advised to note their interest in writing to ensure they are notified. Our clients are not obliged to accept the highest, or indeed any, offer.

Offers

Best offers are invited for our clients' Heritable (Freehold) Interest in the property. Offers should be submitted in Scottish Legal form.

Viewings / Enquiries

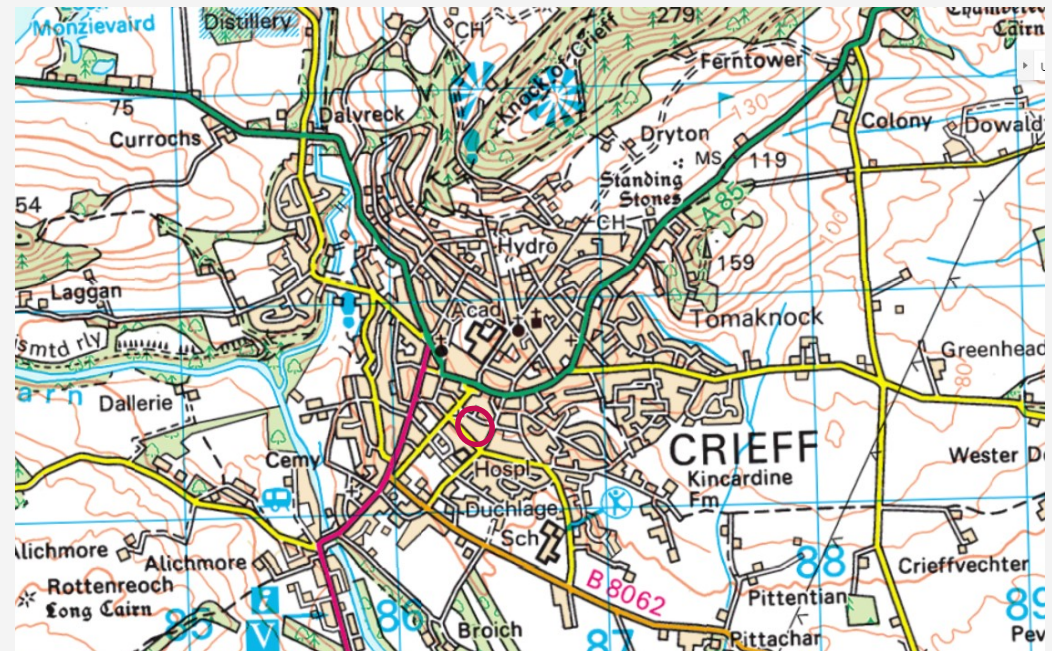
For more info or to arrange viewings, please contact the sole Selling Agents:

Doug Smart
07850 517 323

doug@smartandco.co.uk

Graeme Duncan
07954 815 365

graeme@smartandco.co.uk



01738 318 100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

SMART&CO.
surveyors & property consultants