

BACK ON MARKET

- > POTENTIAL CONVERSION / DEVELOPMENT OPPORTUNITY WITHIN FIFE
- > VARIETY OF OTHER POTENTIAL USES INCLUDING EDUCATIONAL USES / CHILDRENS NURSERY.
- > FORMER PRIMARY SCHOOL AND GROUNDS UPON 0.38 ACRE SITE.
- > OFFERS OVER £135,000

FOR SALE

FORMER PRIMARY SCHOOL, MAIN ROAD, GATESIDE , KY14 7SZ

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LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has the third largest local authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Gateside is a small village in the Northeast of Fife. It is inhabited by around 200 people. The subjects are located and accessed directly off Main Road directly adjacent to the village playpark.

DESCRIPTION

The subjects comprise a former primary school which occupies a site extending to 0.38 acres or thereby comprising a mix of playground areas and a traditional school building.

The school building comprises a semi-detached single storey property of stone construction with pitched slate and flat roofs over.

There is an additional outbuilding formerly used as dining area when the school was in use.

The site is bound by stone walls.

ACCOMMODATION (Gross Floor Area)	Sq M	Sq Ft
School comprising Office, Toilet Facilities and 2 Classrooms.	177.42	1,910
TOTAL	177.42	1,910

In addition to the above there are outbuildings located within the playground.

Blue shaded area included in the sale with Fife Council reserving rights of access over

RATABLE VALUE

£5,800

TERMS

Our client is inviting offers in excess of £135,000 for their heritable interest.

PLANNING

The local planning authority have indicated that residential would be the most likely alternative use for the premises. The subjects presently benefit from Class 10 use class consent which would permit uses such as creche , day nursery, display of art , religious use etc.

All interested parties should make their own enquiries to Fife Council Planning Department.





EPC

To be provided.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

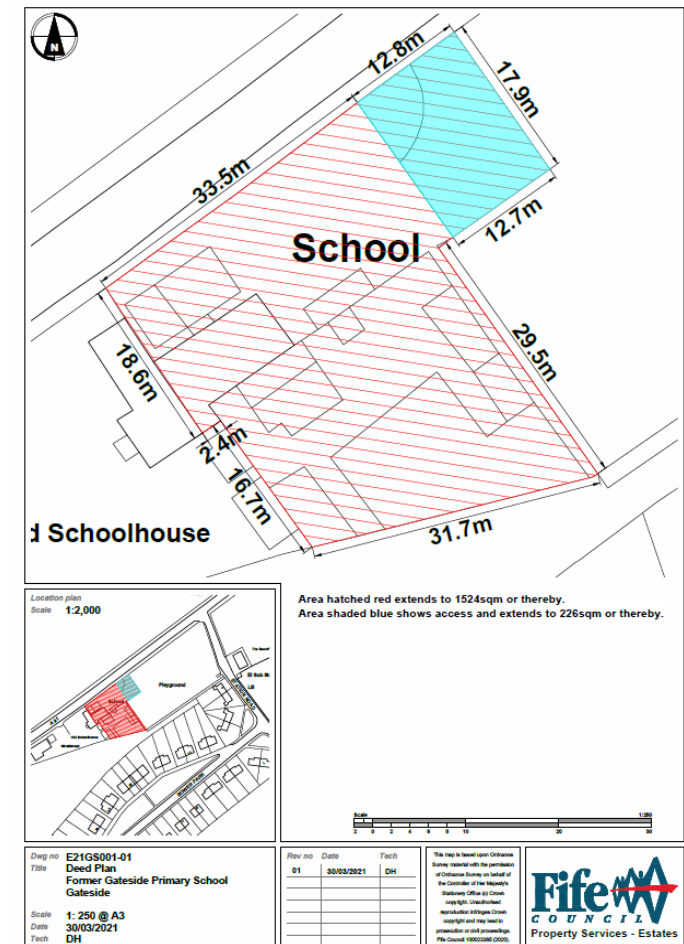
Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN

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