

Former School in Attractive Location – 0.071 Ha (0.17 Acre) approx.

FORMER ARDLER PRIMARY SCHOOL, WALLACE STREET, ARDLER, PERTSHIRE, PH12 8SS

Lot
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LOCATION: Ardlar is a village situated between Coupar Angus and Meigle and near Blairgowrie in Perthshire. The village has a restaurant and pub, local shops and amenities are available nearby including a health centre and schooling. There is easy access to Forfar, Dundee (both 15 miles) and Perth (20 miles) via the A94 and further motorway connections to the M90/A90. Catering for residents and visitors, the area is well known for its wide range of outdoor recreational pursuits including hillwalking, fishing, golf and ski ing at Glenshee.

DIRECTIONS: Heading into Ardlar from the A94 on the unclassified road, turn left at the T-junction and then right onto Wallace Street. The site is located on the right hand side adjacent to the playing field.

DESCRIPTION: This is an irregular shaped site situated on the southern edge of the village and extending to approx. 0.71ha. Formerly the village primary school, the building on site is now redundant and has a footprint of circa 249 sq.m. (2,680 sq.ft) . It comprises a C listed simple single storey traditional building with pitched slate roof which has been extended at various times. At the time of going to press SVA Property Auctions have not undertaken an internal inspection. The site is demarcated by a combination of timber post and rail and wire netting fencing. The site is adjacent to a playing field and play park with an attractive open outlook to the south. This site provides an interesting opportunity for development subject to obtaining necessary planning consents.

SITE AREA: 0.071 Ha (0.17 Acre. approx.)

PLANNING: Prospective purchasers are advised to contact Perth



and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD
Tel: 01738 475300 email: developmentmanagement@pkc.gov.uk for further information.

RATEABLE VALUE/COUNCIL TAX:

The property will require assessment following redevelopment.

TENURE: Owner Vacant Possession.

VIEWING: Externally at any time.

