

## Drumoak Primary School, Drumoak, Banchory, AB31 5EE

Price Around  
**£440,000**

ASPC ref : 329740

EPC **G**



Arrange a viewing

**01224 664255**  
(Aberdeenshire Council)

### Aberdeenshire Council

Woodhill House, Westburn Road  
Aberdeen  
AB16 5GB

### Email:

[estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

### Website:

<http://www.aberdeenshire.gov.uk/property>

### Property features:

**Location:** The property is situated on North Deeside Road, A93, within the small settlement of Park. Aberdeen city centre lies some 12 miles to the east of Park with Banchory 6 miles to the west. The subject site is located on the northern periphery of Drumoak, to the east of Sunnyside Drive.

The subject property comprises of Drumoak Primary School, which lies on a site extending to approximately 0.29 hectares (0.72 acres) The original part of the school dates from the Victorian period, however, it is not Listed. There exist several extensions to the original structure. At the rear of the school lies the school playground (which is surfaced in hardstanding). To the north of the school there is a tarmacadam car park.

**Accommodation:** The main school building comprise several classrooms, store rooms with common areas and convenience facility in the ancillary areas.

Main Building Floor: 339.3 sq m (3,652 sq ft)

Annexe Building Floor: 14.3 sq m (154 sq ft)

Total Floor Area: 353.6 sq m (3,806 sq ft)

The foregoing measurements have been calculated as Gross Internal Area (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition). The subject is on ground extending to 0.29 hectares (0.72 acres).

**Services:** We understand the property is served with mains water and electricity. However, interested parties should satisfy themselves regarding the detailed location and capacity of services.

**Energy Performance Certificate (EPC):** The EPC rating is Band G

**Council Tax Banding / Rating Information:** The subjects are currently entered in the Valuation Roll as a School with a rateable value of £19,000 per annum.

**Planning:** The property is currently listed as a "non residential institution" within Class 10 of the Use Classes Order (Scotland) 1997. Any proposed alternative uses will require planning permission and planning enquiries regarding alternative uses or re-development should be directed to:

Kincardine & Mearns Area Planning Office  
Viewmount  
Arduthlie Road  
Stonhaven  
AB39 2DQ

T:01569 768300

E: km.planapps@aberdeenshire.gov.uk

**VAT:** The sale price quoted are exclusive of VAT.

**LBBT:** The purchasers will be liable for any applicable LBTT and registrations due.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/329740/Drumoak-Primary-School/Banchory/>

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