

ONLINE AUCTION

- > 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
- > GUIDE PRICE – £125,000
- > AUCTION DATE – 20TH JUNE 2024 – 2.30PM

FOR SALE

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

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01592 205442

www.shepherd.co.uk

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 a dining area when the school was in use.

The site is bound by stone walls.

ACCOMMODATION

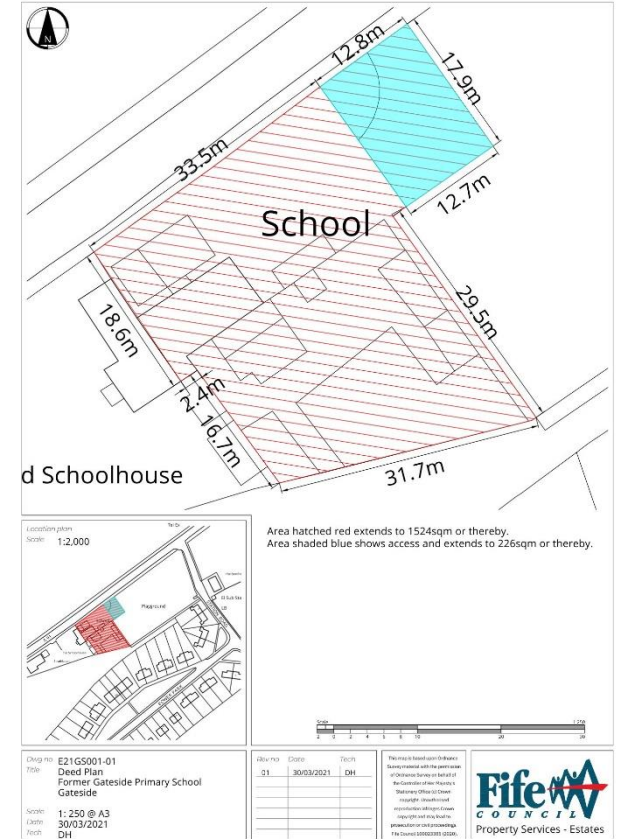
(Gross Floor Area)

	m ²	ft ²
School comprising Office, Toilet Facilities and 2 Classrooms	177.42	1,910

TOTAL	177.42	1,910
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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



FORMER GATESIDE PRIMARY SCHOOL, MAIN ROAD, GATESIDE



AUCTION DATE: 20TH JUNE 2024 –
2.30PM

www.shepherd.co.uk/commercial-auctions



AUCTION DATE

The auction will be held on 20th June 2024 at 2.30 pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL PACK

The legal pack is available to view online

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

CONTACT DETAILS

Local Office Contact

Jonathan Reid

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Dundee DD1 1XA

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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA
Jonathan Reid – 01738 638188 – j.reid@shepherd.co.uk

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