

# FOR SALE BY ONLINE AUCTION

**Auction Date:**  
**4<sup>th</sup> December 2025**

**FORMER SCHOOL  
MAY SUIT CONVERSION TO  
RESIDENTIAL USE  
SUBJECT TO PLANNING**

**SET WITHIN SCENIC & POPULAR  
SETTLEMENT OF CONNEL**

**EXTENDS TO APPROX:  
292 M<sup>2</sup> (3,152 FT<sup>2</sup>)**

**OCCUPIES GENEROUS SITE  
EXTENDING TO CIRCA  
0.49 ACRES (0.20 HECTARES)**

**Guide Price: £185,000**



VIDEO TOUR



WHAT 3 WORDS

## ACHALEVEN PRIMARY SCHOOL, CONNEL, OBAN, PA37 1PH

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### Location

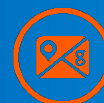
Oban, situated on Scotland's west coast, is a major transport and commercial hub, serving as the main ferry terminal to the Hebrides and Western Isles. The town is well connected via the A85 and A82 to Glasgow (99 miles) and by the A816 to Lochgilphead (37 miles). Known as the "Gateway to the Isles", Oban benefits from a strong tourism sector, alongside established retail, education, healthcare and leisure facilities.

The subject property is located in Connel, a village five miles north-east of Oban, just off the main A85 road. Connel is known for its scenic coastal setting with views over Loch Etive and the Connel Bridge, which provides easy access to the north side of the loch. Oban Airport at North Connel provides a vital transport hub offering flights to the islands of Coll, Colonsay, Islay and Tiree making it a key gateway for tourism and island life.

The village benefits from a railway station on the scenic West Highland Line, offering regular services between Oban and Glasgow, and convenient connections along the west coast route. Local amenities include the Oyster Inn, The Falls of Lora Hotel, Connel Pharmacy and convenience stores. Its proximity to Oban ensures excellent access to wider services and transport links.



Standalone Kitchen/Dining Room Block – Ground Floor



FIND ON GOOGLE MAPS



### Description

The property comprises a former primary school set within an attractive late Nineteenth Century detached part 2-storey and part single storey building formed in stone and slate with more recent projections to the rear.

There are additional buildings set within the playground area including the former school kitchen/dining room and a store.

Internal accommodation provides typical school accommodation including classrooms, office space, meeting rooms in addition to w.c. and kitchen facilities and ancillary space spread across two floors.

Indicative floor plans are included herewith.

### The Site

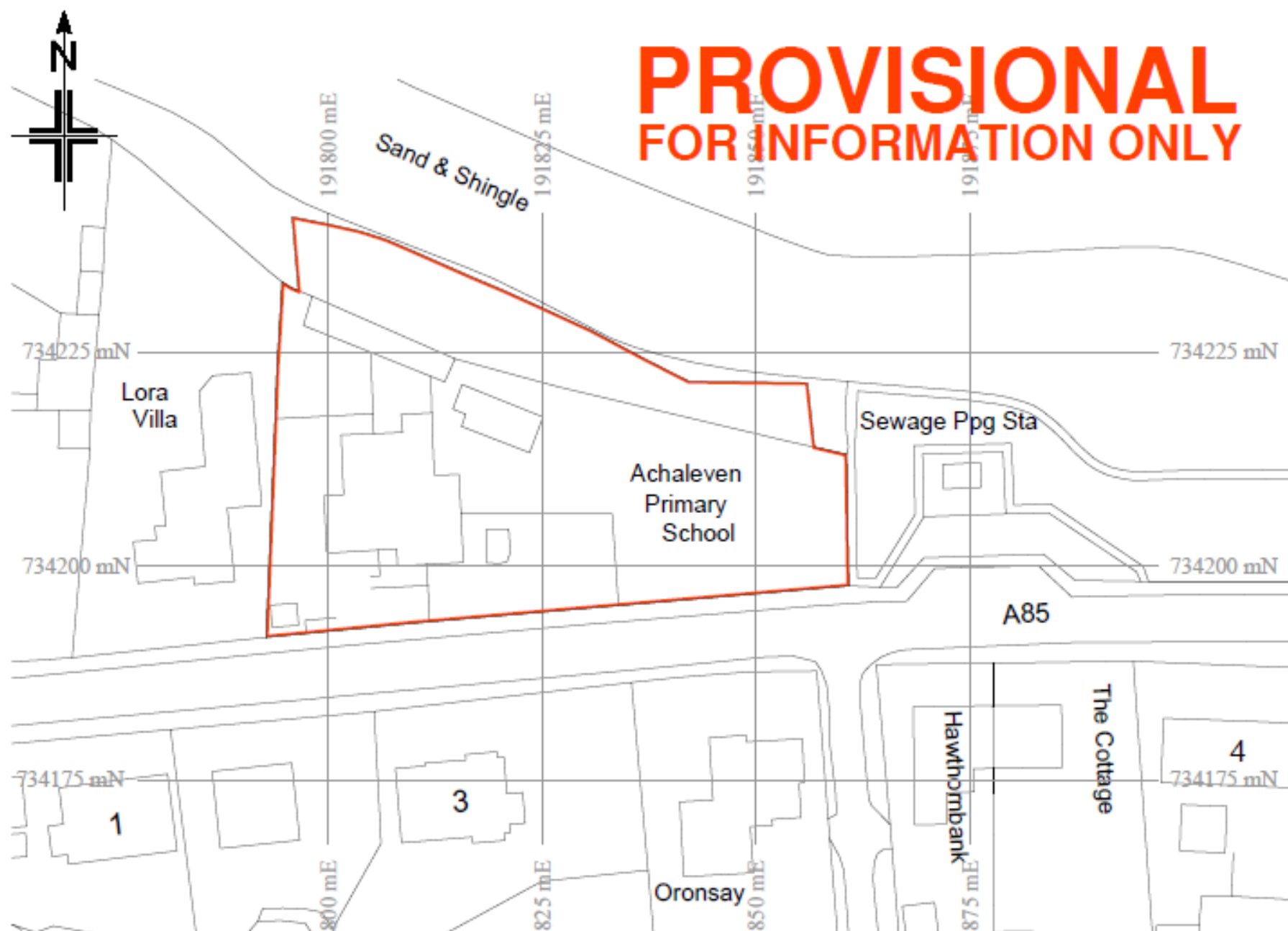
The property comprises the former school and associated playground areas, as shown outlined in red on the indicative plan appended. The site also includes land situated on the north side of the boundary wall. Prospective purchasers should refer to the legal pack for full details regarding the extent of the Title.

The site extends to approximately 0.49 acres (0.20 hectares) in total.

### Floor Areas

	m <sup>2</sup>	ft <sup>2</sup>
Main Building - Ground Floor	158	1,700
Main Building - First Floor	32	348
Standalone Kitchen/Dining Block	57	618
External Store Outbuilding	45	486
<b>Total</b>	<b>292</b>	<b>3,152</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

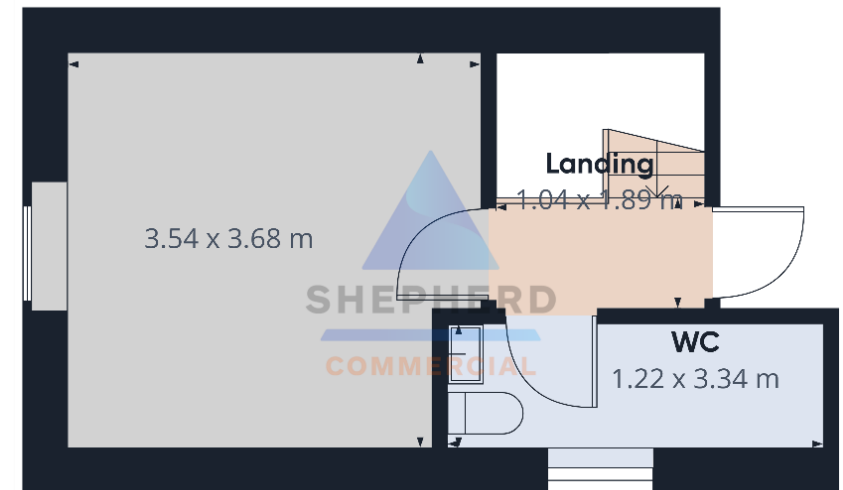


# Indicative Floor Plans

ACHALEVEN PRIMARY SCHOOL, CONNEL, OBAN



**Main Building – Ground Floor**



**Main Building – First Floor**



**Standalone Kitchen/Dining Room Block – Ground Floor**

\* Room dimensions are approximate and should not be relied upon

## Auction Date

The auction will be held on 4<sup>th</sup> December 2025 at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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

## Rateable Value

The property is currently listed of the SAA portal, as follows:-

NAV/RV – School - £5,100

## Planning

The property currently falls within Class 10 (Non-Residential Institutions) of the Use Classes Order. The property presents a re-development opportunity, subject to securing the relevant planning consent. Potential purchasers should make direct enquiries with Argyll & Bute Council in this regard.

## Guide Price

The property has a guide price of **£185,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

## Buyer Fees

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

## Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements associated with the property. This is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has the following energy ratings:

Primary School - Rating: **C** | Kitchen/Dining Block - Rating: **C**

## Get in Touch

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



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Inverness, IV1 1UA

**t: 01463 712239 Option 2**



## ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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