

**FORMER BLACK ISLE EDUCATION CENTRE
RADDERY, FORTROSE, IV10 8SN**

**F
O
R

S
A
L
E**



**LARGE ESTATE
REDEVELOPMENT OPPORTUNITY**

OFFERS INVITED

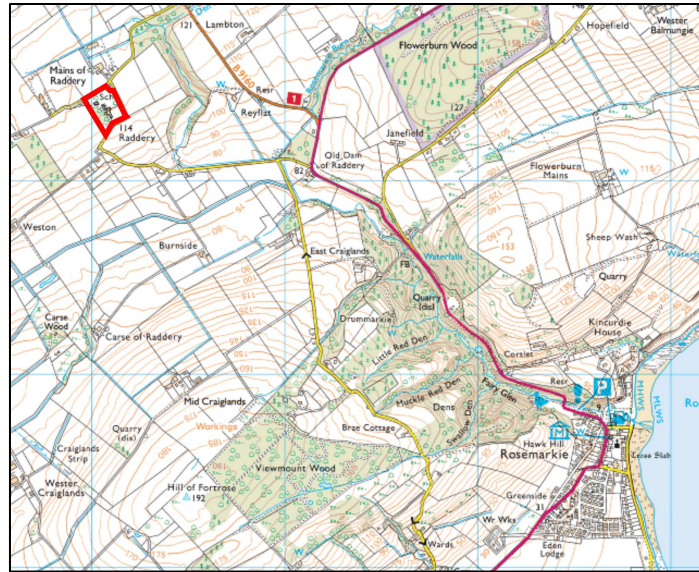
To view all property available for sale, please view our webpage:
www.highland.gov.uk/propertysales

Description:

The Black Isle Education Centre was part of the former Raddery House Estate which last used as a school campus. The campus consisted of a number of buildings ranging from the Main Building – Raddery House, to workshops, garages and new houses.

Location:

The Former Black Isle Education Centre is located approximately 2 miles northwest of Rosemarkie and 17 miles north of Inverness in the Black Isle area, known for its outstanding natural scenery. The campus sits in the middle of the Black Isle and well serviced with good access onto the public road.



Site Area:

The site area is approximately 2.97 ha.

Buildings:

Buildings:	Approx Size (m2) in GIA:
Gym Block	253m2
Office & Class Block	170m2
Classroom Block	163m2
Former House and Store	224m2
Main Building	806m2
Stables & Flat	465m2
Workshop	135m2
Garage	105m2

Asking Price:

Offers are invited.

Contact Details:

Please contact Ricky Cheng, by telephoning 01463 702228, or by emailing ricky.cheng@highland.gov.uk or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442.

Environmental:

Asbestos surveys are available upon request.

EPC Rating:

Not applicable

Planning:

Pre-application Planning advice has been sought and is in principal supportive of a mixed use development. The report is available upon request.

Prospective purchasers should satisfy themselves in this regard with the local Planning Department. It would be in the prospective parties interested to satisfy their use prior to making their offer. For further advice please visit:

https://www.highland.gov.uk/info/180/planning_%20applications_warrants_and_certificates/143/planning_permission

Viewing Arrangements:

Viewing is strictly by appointment (Monday to Friday between 9am to 5pm). Please see contact details.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must “note interest” and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Due to the current guidelines over Covid-19 restrictions and movement, we are currently accepting offers by email only which should be sent to property.offers@highland.gov.uk.

Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

