

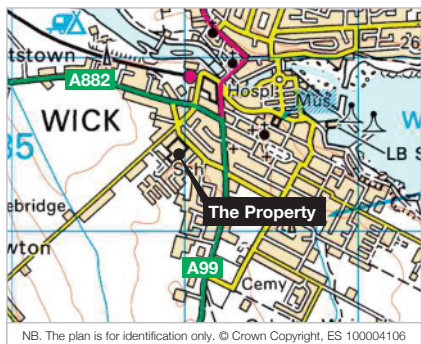
Wick

**Wick High School,
West Banks Avenue,
Caithness,
Scotland
KW1 5LU**

- **A Freehold (Heritable) Grade 'C' Listed Former High School**
- Four Teaching Blocks
- Former Games Hall
- Several Single Storey Classrooms
- Approximate GIA 11,095 sq m (119,425 sq ft)
- Site extending to Approximately 1.623 Hectares (4.009 Acres)
- Possible potential for Change of Use and Redevelopment subject to obtaining all necessary consents
- Located in a Residential Area

Vacant Possession

BY ORDER OF THE HIGHLAND COUNCIL

**To View**

The property will be open for viewing every Tuesday before the Auction between 1.00 – 3.00 pm. These are open viewing times with no need to register.

Seller's Solicitor

Messrs The Highland Council Legal Services (Ref: LH).
Tel: 01463 702107.
Email: lesley.howie@highland.gov.uk

**VACANT – Freehold (Heritable)
Buildings and Site**

**Tenure**

Freehold (Heritable).

Location

The property is situated on the south-west side of West Banks Avenue, close to its junction with Newton Road. Shops and amenities are available in Wick town centre, with Wick Rail Station and Caithness General Hospital also being within easy reach. Wick Airport is a short drive away and provides flights to Aberdeen and Edinburgh. A number of new projects within Wick have increased the attractiveness of the area, including the National Nuclear Archive Centre and the Beatrice Off-Shore Wind Farm, which will use Wick Harbour as an installation and maintenance base. The A882 and A99 are accessible.

Description

The property comprises a former high school arranged as four teaching blocks, former games hall and several single storey classrooms. The building occupies a site extending to approximately 1.623 hectares (4.009 acres) The approximate GIA of the building is 11,095 sq m (119,425 sq ft).

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

A two storey former school building, four teaching blocks of 2-4 storeys a standalone games hall and several single storey classrooms

Approximate GIA 11,095 sq m (119,425 sq ft)

Site Area Approximately 1.623 Hectares (4.009 Acres)

NB. Floorplans are available to view at www.allsop.co.uk

Planning

Local Planning Authority: The Highland Council.
Tel: 01349 886608.

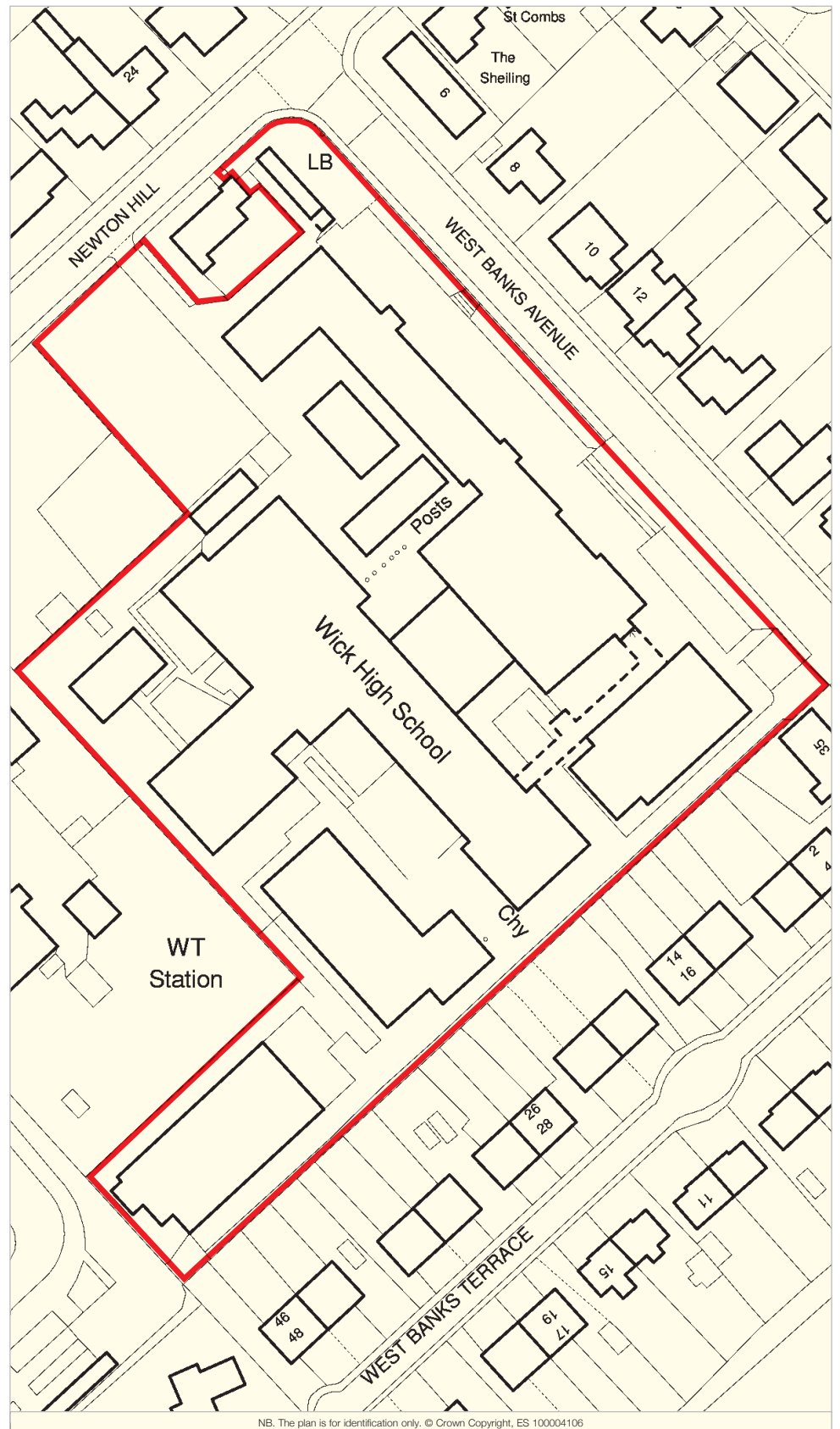
The property is Grade 'C' listed.

The property may afford potential for change of use or redevelopment, subject to all necessary consents being obtained.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



NB. The plan is for identification only. © Crown Copyright, ES 100004106