FOR SALE
DEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD

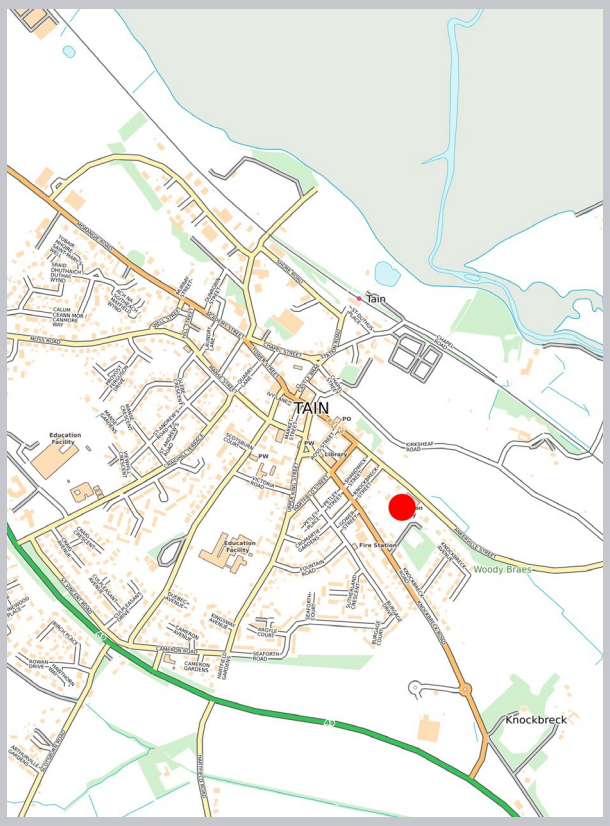


Former Knockbreck Primary School, Tain, IV19 1BL

- Approximately 3 acres
- GIA: 672.95 Sq.m / 7243 Sq.ft or thereby
- Car Parking
- Development Opportunity
- POA

LOCATION

The property is in the centre of Tain village, located approximately 30 miles to the North of Inverness. The site being accessed off Ankerville Street or potential new access from Knockbreck Road, via the A9 from Inverness. The surrounding area is mixed with commercial and residential occupiers, including hospitality, Industrial, and retail businesses.



DESCRIPTION

The site comprises a detached former school and Nursery buildings, which are both of traditional stone construction. There are two modular buildings that were former classroom areas. There is also land included in the site which was a former playing field.

The main school building is category B listed.

ACCOMMODATION

The Gross Internal Area (G.I.A.) of the unit is 672.95 Sq.m / 7243 Sq.ft or thereby.

The entire area of the site is approximately 3 acres.







SERVICES

The property is connected to mains electricity supply, water and mains drainage, although we have not made any enquires of the respective companies.

None of the services were tested.

PLANNING

The site is not specifically zoned in the Inner Moray Firth Local Development Plan. We anticipate that the site could accommodate a variety of uses for development, subject to securing the necessary statutory consent

PRICE

POA

RATEABLE VALUE

The present Rateable Value is £37,500.

ENTRY

By Mutual Agreement

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

Any offers quoted are exclusive of VAT.

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VIEWING + OFFICE ADDRESS

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To arrange a viewing please contact:



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5. Date Published: November 2026

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