

FOR SALE BY ONLINE AUCTION

AUCTION DATE:
22nd October 2026 @ 2.30pm

Development Opportunity

Site Area – 877.79 sqm (9,449 sqft)

Gross Internal Floor Area Total – 378.2 sqm (4,071 sqft)

Guide Price : £55,000

On the instructions of :

Aberdeenshire COUNCIL

FORMER CLATT PRIMARY SCHOOL, CLATT, HUNTLY, AB54 4NY

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PROPERTY AUCTIONS

Location

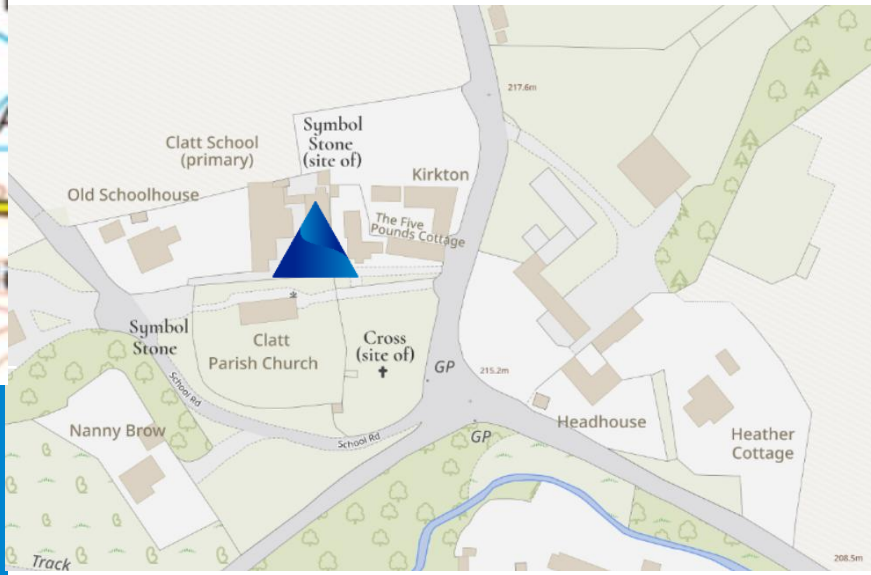
FORMER CLATT PRIMARY SCHOOL, CLATT, HUNTLY, AB54 4NY



The subjects are located on the west side of main road through the village of Clatt which is located approximately 8 miles north of Alford and 10 miles south of Huntly.

Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 39 miles northwest of Aberdeen. Secondary Schooling is provided at The Gordon Schools in Huntly. The town is the home of Clan Gordon and locally renowned for Huntly Castle. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course.

From Clatt, the city of Aberdeen is approximately 34 miles to the southeast, with Aberdeen International Airport 30 miles also to the southeast.



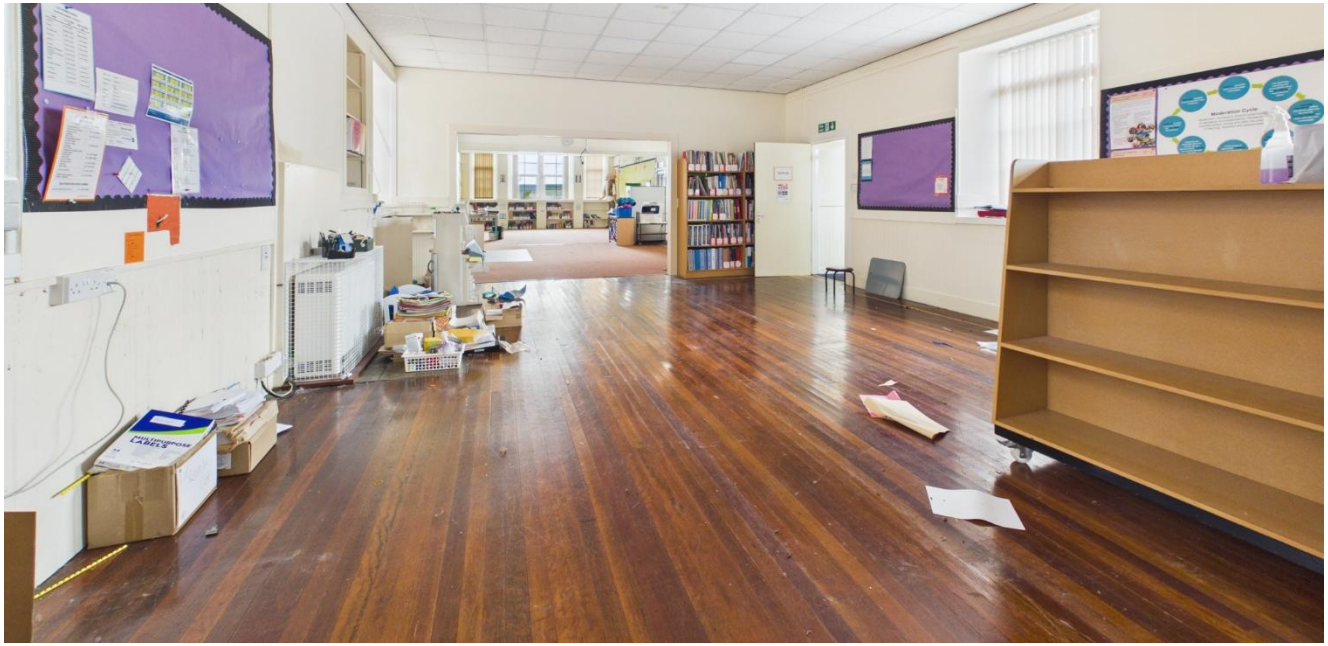
Former School suitable for alternative uses subject to purchaser obtaining consents

FIND ON GOOGLE MAPS

Description







The subject property is a vacant primary school on a square site surrounded by residential properties and the Kirk.

The buildings comprise a brick built original building under a pitched slate roof with an additional wood boarded portal frame cabin under a pitched slate roof with roof lights. The windows are pvc and wood double glazed. The cabin is attached to the original building by a flat roofed walkway.

Internally the original building provides a solid carpet and wood covered floor, wall sockets, painted plastered walls and a mixture of suspended and solid ceilings, which have recessed strip lights and ceiling mounted strip lights respectively. It comprises an open plan classroom, office, staff room, library, store, boys and girls WCs and staff WCs. Heating is by wall mounted electric units.

The temporary cabin has a suspended linoleum floor, painted board walls, ceiling mounted strip lights and wall mounted blower heaters. It comprises a dining area, servery and PE store.

VIRTUAL TOUR 360°

The Detail

Accommodation

	m²	ft²
Main Building	233.4	2,512
Temporary Cabin	144.8	1559

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Services

The premises are served by mains electricity and water. Sewers are provided by septic tank.

Access

Access to the property is via a lane, which passes through the title of The Five Pounds Cottage. Aberdeenshire Council have a valid and legally enforceable servitude right of access to the Clatt School subjects via the access road. Furthermore, this right runs with the land and will continue in favour of any successors in title to the Clatt School subjects.

Planning

The property use is Class 8.

Parties interested in obtaining consent for alternative uses should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

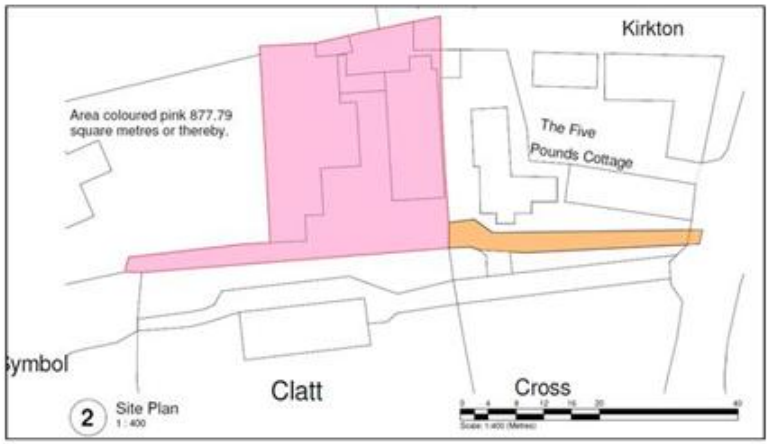
Email: planning@aberdeenshire.gov.uk

Telephone: 01467 534333

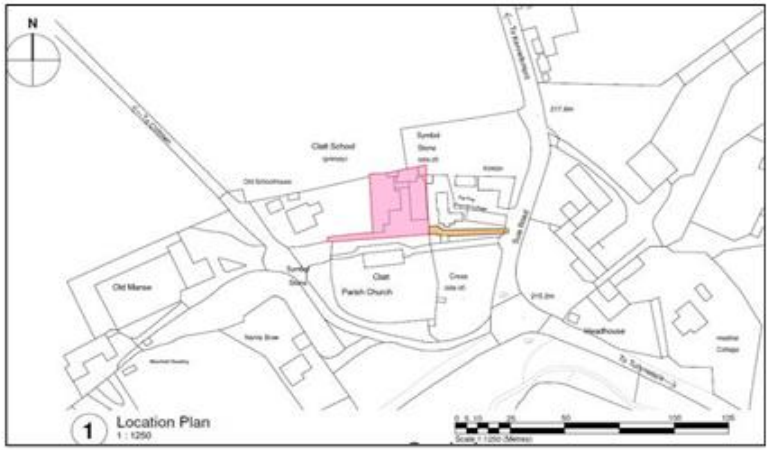
Rateable Value

The rateable value is £6,600 from 1st April 2026.

Site Plan:



Location Plan:



The Detail

Auction Date

The auction will be held on 22nd October 2026 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.

Guide Price

The property has a guide price of £55,000.

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 3% plus VAT subject to a minimum of £3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of 'G'.

A copy of the EPC is available upon request.

Get in Touch

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

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James Morrison
j.morrison@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 26

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