

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Old School, Sandwick, Shetland, ZE2 9HH

A unique and rare development opportunity to put a new lease of life into this large historic property, believed to have been built circa 1880, located in the heart of Sandwick. The inside of the property has been stripped to the original stone walls exposing the roof joists, floors and fire places.

Richard Gibson Architects (www.rg-architects.com) by complementing the existing building and through careful design have produced inspiring, modern plans.

The Planning Permission and change of use Building Warrant previously granted has now lapsed. Which was to change the main building into two bespoke, contemporary, semi-detached dwellinghouses. The Workshop also had Planning Permission (now lapsed) for a further one bedroom home.

This property is situated next door to the Sandwick Primary & Junior High School and Leisure Centre. It is within easy distance to the local bakery, grocer, Post Office, play parks, football pitch, community hall and sailing club. Sandwick is approximately half way between Sumburgh Airport to the south and Lerwick some 20 minutes to the north with a good bus service between the two.

This property presents an ideal opportunity as a development or renovation project.

Offers in the region of **£55,000** are invited

Accommodation	<p><u>Main Building</u>:- Large open area and four separate rooms.</p> <p><u>Workshop</u>:- Two rooms and WC.</p>
External	Large enclosed garden ground with gravelled parking and grass areas.
Viewings	Highly recommended. Please contact the Seller on 07885 810 348 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.

Further particulars and Home Report from and all offers to:-

Anderson & Goodlad, Solicitors

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Main Building

The main building is derelict and been completely stripped back to the bare stone walls and roof joists. The exterior of the building itself is mostly harled with slate roofing. Part of the building has also been demolished in places to make way for the proposed refurbishment.

Planning Permission and change of use Building Warrant was granted to renovate the main building into two contemporary, bespoke, semi-detached dwellinghouses one being two bedrooms and the other four (ref. 2016/315/PPF), which has now lapsed.

Area 1 6.07m x 3.16m

Concrete steps inlaid with cobble stones provide access from the parking area to the entrance of the property. Two windows provide ample light facing west.

Area 2 1.71m x 2.94m

Contains a window, electric meters and built-in shelving.

Area 3

Glass paned double doors lead to an extensive open area all with exposed stone walls showing the original construction with fireplaces. Internal joists currently separate the area into three sections. Dimensions of the section running north to south on entry is 5.65m x 10.76m and from the separating joist to the east gable end is 12.54m x 5.65m.

Area 4 8.52m x 5.65m

A door leads to an area which has again been taken back to the original stone work with fireplace.

Area 5 5.00m x 5.35m

A further door leads to a more recent addition to the Old School situated on the west side and contains a work bench, electricity, Aga and access to the garden grounds.

Area 6

This area is currently boarded up and is believed to be the former Staff Room that also has a WC. Immediately outside this area is a former cloak room some of the walls of which have been demolished and is now open to the elements.



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Workshop

The detached Workshop lies to the east of the main building and forms part of the east boundary of the property. It has been stripped in places, made water tight and has a metal sheet roof. There is electricity throughout with a WC (1.41m x 1.99m) containing a toilet, sink and a cupboard with the hot water tank. There are two rooms one with a work bench. Dimensions are:- Room 1 - 6.05m x 3.81m & Room 2 - 3.24m x 3.67m.

Planning Permission to renovate the Workshop into a one bedroom dwellinghouse has now lapsed (ref. 2016/386/PPF).

Information

External

Bounded by stone dykes and partial wood slat fencing, the grounds provide for ample off road parking with some grassed areas and would benefit from landscaping.

Part of the north east area is subject to vehicular and pedestrian access rights for the neighbouring property.

General Information

- Mains water and connected to mains sewer.
- **For the avoidance of doubt, the property is being sold in its present condition and no warranties are to be given.**
- Home Report not required.
- Planning Permission granted for development has now lapsed.
- Building Warrant for change of use in respect of main building in place (now lapsed).
- Interested parties should make their own enquiries via their Solicitor and the local Planning Department.
- For clarification, Richard Gibson Architects are available for technical queries.

Directions

From Lerwick travel south on the A970 for about 12 miles. Turn left at the first junction to Sandwick. Drive through Cunningsburgh and then take first turn off to Sandwick on left. Carry on along this road and turn left at the "School" sign just before the local shop. Take the first right turn where indicated by a sign to "Inchrye". The Old School is situated at the end of this road.

Places of Interest

- Levenwick Health Centre
- Knitwear Factory & Shop at Hoswick
- Hoswick Visitor Centre
- Iron Age Broch of Mousa
- Stunning south mainland beaches and coastal walks.
- Further south is Sumburgh with its airport, Old Scatness Brough and Iron Age Village, Historic Jarlshof, Lighthouse and puffins at Sumburgh Head
- The largest active tombola in the UK at St. Ninian's Isle



The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.