

# FOR SALE BY ONLINE AUCTION

**Auction Date:**  
**21<sup>st</sup> August 2025**

**GIA:- 379.04 sqm (4,080 sq ft)**

**Redevelopment Opportunity (Subject to  
Planning)**

**Located to the South of Campbeltown**

**Attractive Former School Set Within A  
0.45 Acre Site**

**Guide Price : £135,000**



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Instructions of



## FORMER SOUTHEND PRIMARY SCHOOL, CAMPBELTOWN, PA28 6RQ

### CONTACT:

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| 0141 331 2807 - 07551 173 132







# Location

FORMER SOUTHEND PRIMARY SCHOOL, CAMPBELTOWN, PA28 6RQ

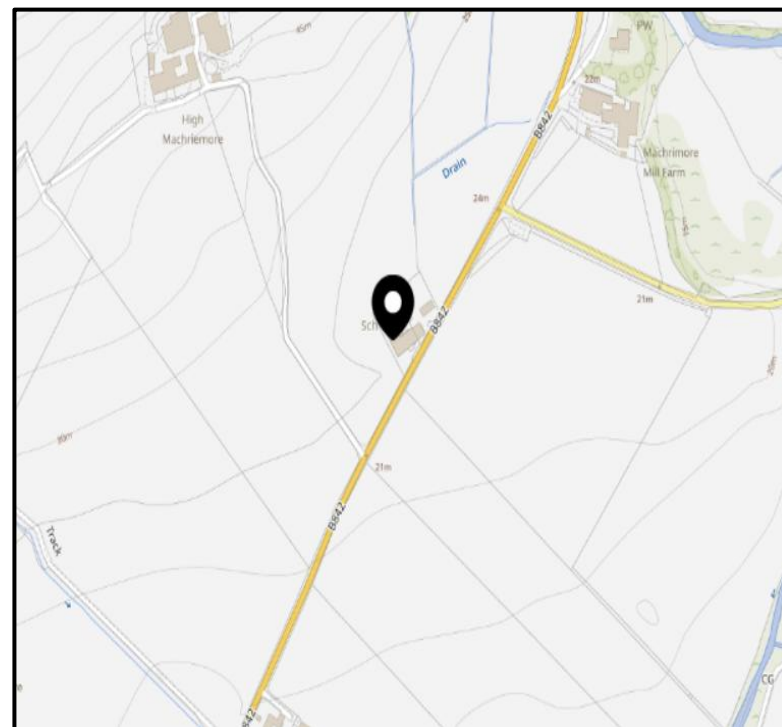


## Location

Southend is a village situated at the southernmost tip of the Kintyre Peninsula in Argyll and Bute, Scotland. Located approximately 10 miles south of Campbeltown, Southend is easily accessible via the B842. The final stage of the Kintyre Way spans from Southend to Machrihanish. Southend has a population of less than 3,000 people.

The Argyll Arms hotel, Dunaverty Golf Club and Southend Parish Church are all located within close proximity to the subjects.

The village is located beside Dunaverty Bay with a caravan park to its west. The historic Dunaverty Castle is also found nearby.



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# Description

FORMER SOUTHEND PRIMARY SCHOOL, CAMPBELTOWN, PA28 6RQ



## Description

Southend Primary School was a small educational facility that served the local community until its closure in March 2024. Southend Primary School was built in 1886 with an extension added in 2005/2006.

The subjects comprise a single storey semi-detached building which has been rendered externally. The main building is surmounted by a pitched roof which is clad in slate tile. There are solar panels to the east and rear elevation of the roof. The property is bound by a stone built wall.

Internally, the property provides a main classroom area, individual rooms, kitchen, dedicated toilet facilities and store rooms.

There is an area of tarmacked yard to the east elevation of the subjects of which was previously used as a play area. This area extends to 0.23 acres (0.09 Ha) or thereby.

The overall site area extends to 0.45 acres (0.18 Ha) or thereby.

	m <sup>2</sup>	ft <sup>2</sup>
Accommodation	379.04	4,080
Total	379.04	4,080

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Auction Date

The auction will be held on 21<sup>st</sup> August 2025 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

## Planning

The property was previously in use as a primary school although may be suited to alternative uses subject to planning.

Interested parties should make their own enquiries with Argyll & Bute Council Planning Department.

## Guide Price

The property has a guide price of £135,000

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

Details of the buyer fees with this property can be found on the individual property page.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has an energy rating of B.

A copy of the EPC is available upon request.

## Rateable Value

The premises are entered in the current Valuation Roll with a rateable value of £12,100. The rate poundage for 2025/2026 is 49.8p to the pound.

## Get in Touch

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



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### 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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