



Troup House

Ref. 5280081

Gamrie Banff, Aberdeenshire, AB45 3JN

Freehold: Offers Invited

Recent Vacant Possession

Previously Registered for 12 Children

Historically incredibly profitable business

Substantial 43 Acre Plot

Extension Opportunities STPP

EPC Rating G



Established in 2006 the property until late 2023 was a residential school providing services including accommodation, education, care, and social support for 12 service users aged between 8 and 16 years with challenging, social or emotional behaviour. Despite its excellent financial performance the vendors made the decision to close the business as the location of the service no longer fitted with the operational footprint in the UK.

The property is located within the Gamrie, Aberdeenshire and is situated within approximately 43 acres of land.

Whilst trading the school attracted clients from several Local Authorities across Scotland. Accommodation consists of single rooms with potential for further expansion within the grounds.

The property could be re-registered as a residential school or would lend itself to many different commercial uses or be converted back to a grand residential property on a substantial estate.



The Opportunity

This is a unique opportunity to acquire a substantial plot with a beautiful country mansion, that has previously been an incredibly successful and profitable business. Alternatively subject to planning permission this opportunity lends itself to change of use such as a wedding venue, wellness retreat or to be converted back to a grand personal home.

Location

The property is situated in the hamlet of Gamrie, near the settlements of Banff and Macduff. Aberdeen International Airport is located 45 miles south of the property. The property is positioned on the southern elevation, the main frontage overlooks a picturesque expanse of lawn leading to a woodland, extending to the site boundary.

Access to the property is primarily from the north via a winding driveway which connects to the B9031 road.



Internal Details

The property encompasses a former residential country house constructed with a traditional load-bearing stone, spanning three principal floors beneath a pitched and slate roof supported by timber trusses.

The ground floor comprises of a vestibule, lobby, spacious reception area, residents' lounge, games room, dining room, kitchen, pantry, and separate ladies' and gents' toilets.

The first floor comprises of six residents' bedrooms with one ensuite, two shower rooms, a small office, a linen store room, and a laundry room.

The second floor consists of six bedrooms, one bathroom and one shower room.

Development Potential

There are no current planning permissions in place, however plans have been drawn up for the laundry building which has the potential to be converted into a self-contained accommodation facility, with three bedrooms plus a large training room.

While neither we, nor the vendors, have made any further enquiries of the local planning department, given the extent of the site and the coastal and woodland setting, there could be scope for further development. One such development angle, subject to all appropriate consents, could be the development of additional chalet-style residential accommodation. Were Troup House to be acquired by an existing and larger children's residential care provider, such chalet-style accommodation could be utilised in conjunction with holidays of 'outward bound' educational trips, by other children and their careers, from other facilities.



External Details

The property sits within approximately 43 acres of gently undulating land, characterised by a mix of open, unmanaged woodland, and grassland. Two streams, the Troup Burn and Jacobshall Burn, traverse the site, along with a sizable pond located centrally. Mature gardens and grounds are located to the rear of the property, while a front parking area is available for approximately 20 vehicles, with an overflow tarmacked car park for approximately 10 more.

Additionally, the home offers a double garage serving as a workshop, a large Scandinavian outdoor store, and a greenhouse. Four Scandinavian log buildings, including two larger units split into multiple classrooms totalling seven, along with an office. A brick-built craft, design & technology classroom complements the educational facilities.

Finally, a static caravan on-site provides the potential for staff sleep-in accommodation.

A tree-top rope course can be found within the woodland area of the grounds.

Regulatory

Formerly registered to provide school care accommodation service to a maximum of 12 pupils.







Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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