

Development Opportunity, Dornoch Social Club, School Hill, Dornoch IV25 3PF

Offers Over £220,000





Excellent opportunity to purchase the former Dornoch Social Club, situated on an elevated plot in the centre of the historic town of Dornoch. This substantial detached property offers excellent development potential for a discerning purchaser. Built pre-1900 with a single storey rear extension which is understood to have been added in the 1980s. Single glazed windows with timber casements and secondary glazing to most windows. The building extends to approx 440m² and is set within a substantial area of ground with a path leading to Argyll Street, a tarmac driveway and extensive parking. Potential for an art gallery, children's nursery, gym, etc. It could also be converted to one large residential property or split into two, three or four units. Any conversion or change of use would be subject to the necessary permissions being received. The property is located within Dornoch Conservation Area, therefore Planning Permission for Change of Use and works within a Conservation Area will be required.

The Royal Burgh of Dornoch is located amongst some of the most attractive scenery in Sutherland, situated just off the renowned NC500 scenic drive around the north Highlands. The town boasts the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions, along with the historic square, Cathedral, beautiful sandy beaches and quaint streets. The town has primary and secondary schooling, a medical centre, a variety of shops and restaurants. A railway station and a choice of supermarkets are found in Tain, 9 miles away. Inverness, 45 miles to the south, has all the facilities of a modern city including a main line railway station and airport with regular flights to the South and Europe.



ACCOMMODATION:

Ground Floor: Entrance Hall, Struie Room, Main Hall, Coffee Lounge, Kitchen, Inner Hall, Ladies and Gents Toilets, 2 Store rooms and Ben Bhraggie Room.

First Floor: Landing, 2 Large Store rooms and a Store cupboard.

HISTORY:

The building dates back to approx. 1845 when it was built as a school by McDonald & Leslie of Dornoch. The present L-plan layout was added by Andrew Maitland & Son of Tain in 1885. The school moved to Evelix Road (the present Primary School) in 1911, and the School Hill building was designated as a reading room and recreation place for the "men and boys of Dornoch" under the care of local Trustees. In 2012 the Dornoch And District Community Association (DADCA) purchased the building from the trustees on behalf of the community. The building has been used to host a range of activities that benefit the community as well as providing the local community with a space to hire out for classes, social events, children's parties, business meetings and much more.

SERVICES:

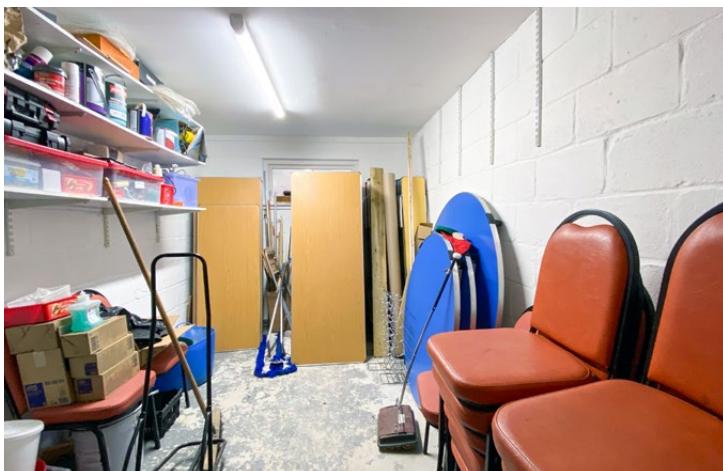
Mains water, drainage and electricity. Space heating is provided by electric panel heaters.

RATES:

The Rateable Value as at January 2026 is £18,000 but from 1 April 2026 is £16,000. In the event of reconfiguration or redevelopment this may alter. Interested parties should make their own enquiries to the Highland & Western Isles Valuation Joint Board: Tel: 01463 703340; email: assessor@highland.gov.uk.

PLANNING:

With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development Service's free pre-application advice service. Otherwise, any planning queries can be made directly to the local planning office at the Highland Council situated at Drummuie, Golspie, KW10 6TA. Tel: 01349 886608.



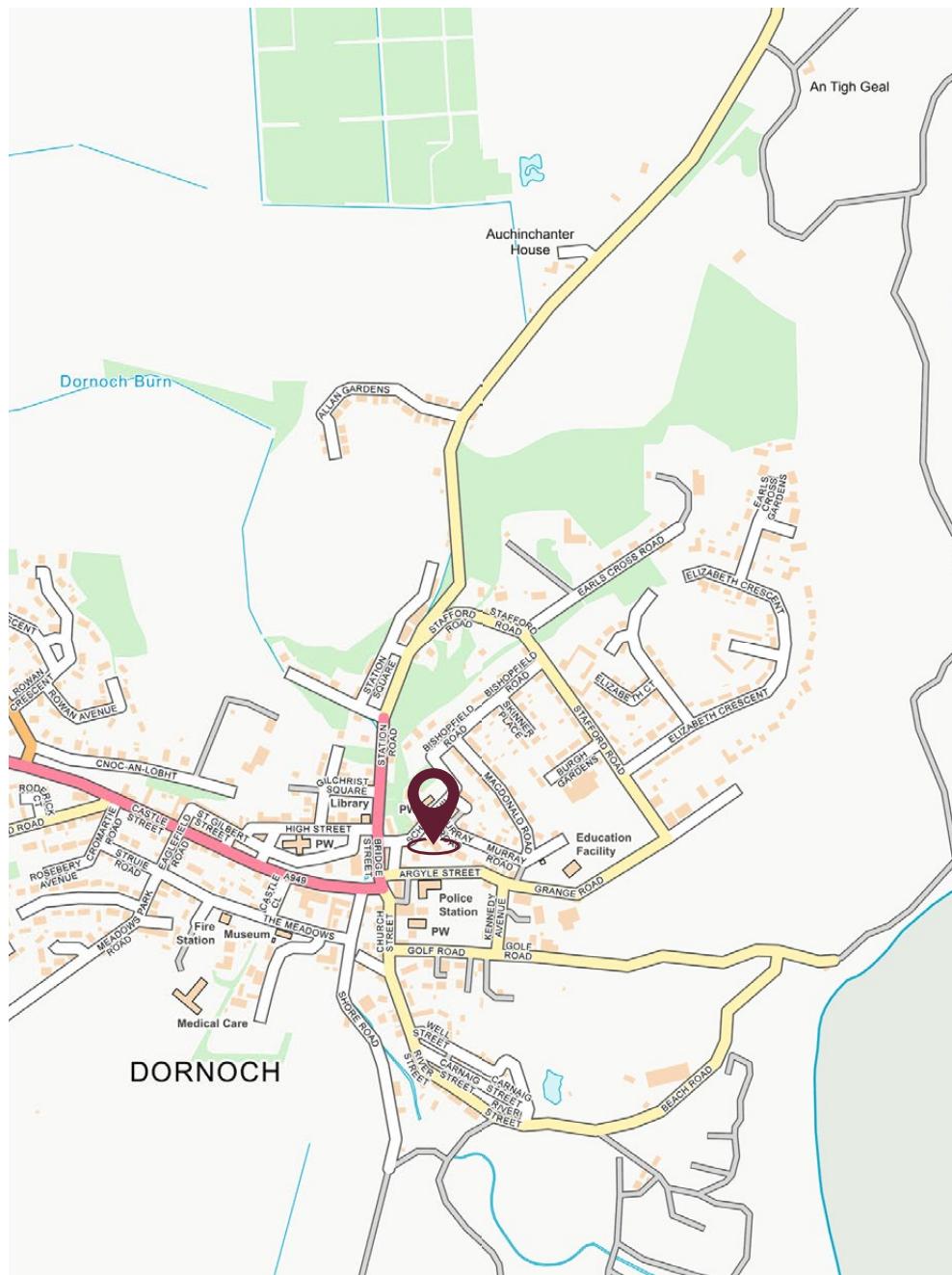
Viewing:

Please contact the Selling Agents

EPC Rating: B

Directions:

Heading north on the A9, turn right at the main Dornoch junction (just before Evelix garage and Cafe). Follow the road for 1½ miles through Camore and past the schools. Carry on into the town until you arrive at the road junction in the 'square'. Turn left (towards Embo) and then right into School Hill. The Social Club is 50 yards on the right-hand side.



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

