

Riigi Kinnisvara

VIDRUKA SCHOOL

Overall area:	2,633.3m ² , stone building
Further information:	smooth-sheet steel roof
Heating and ventilation:	solid fuel
Communication and security:	security system installed

Rohkem infot:



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PRESENT DAY

Vidruka school complex consists of four interconnected units:

a stone-built school building with beautiful exterior architecture, which is in reasonable condition (renovated in 2011 including the heating system), a two-storey school building, catering facilities and a residential hall for students. The state of the gym hall is good, the catering facilities are in need of repair. The residential hall for students is outdated. The buildings have been empty since 30/06/2014, although the school section has been systematically heated during winter. The total net enclosed area of the school complex is 2,633.3m².

The ground floor of the main building (768.6m²) has an assembly hall, a gym hall, a library, an office, washrooms, toilets and a heating unit. The first floor has classrooms and a staff room. In 2011, the building was fitted with a new central heating system, new windows, security doors, roof and gutters. Wood-burning stoves that are no longer in use are still present. There are two emergency exits.

A long corridor leads to the second school building. This further leads to the low catering facilities, with a dining hall, a kitchen, a scullery, a classroom for cooking and a vegetable storage area.

The residential hall for students, built in 1988, is a 3-storey building connected to the catering facilities, with rooms, toilets and recreational facilities. The building is run down.

ANNEXES

Annex no. 1 is a sauna and laundry building (526.85m²), built in 1960, which requires renovation. It has a sauna, a laundry room, a boiler room and workshops on the ground floor. The second floor has three residential areas with wood-burning stoves. The seller is unaware of the condition of the stoves. The residential units require major renovation.

Annex no. 2 is a workshop-warehouse – a building in need of renovation (417.01m²), and used to house a woodworking classroom and three garages (one of them with an inspection pit). Annex no. 3 is a boiler house (140.5m²), which currently only heats the school building.

Other heating systems are outdated and are no longer connected to the buildings. The estate has a shed (67.5m²) and a constructed ski slope, which has two storage facilities underneath. There is no record of these in the building register.

COMMUNICATIONS

According to Imatra Elekter AS, the property has a 3x100A grid connection. Water is supplied from a pumping station on an adjacent estate.

The wastewater processing plant, which is now outdated, is located on a nearby estate (Mõisa tee no. 4//Palivere manor, which is also for sale).

The road running through the estate is used as a public road, but as far as the seller is aware, the road is not registered as a public road and no contractual agreements have been signed.

A powerline servitude will be put in place on the estate of Vidruka school for the use of Imatra Elekter AS.

ESTATE

100% public building land.

The size of the estate is 4.48 hectares, of which 3.48 hectares are natural grassland and 0.22 hectares are woodland.

HISTORY

When manor houses were burned and distilleries looted in Läänemaa in 1905, Palivere fortunately remained untouched.

Palivere manor's distillery building is a landmark in its own right in Läänemaa, having been converted into a schoolhouse in 1925. Later building extensions have left the unique exterior stone walls visible. Vidruka school, which operated in the former Palivere manor distillery, closed in 2013.

LOCATION

The school complex is located about 1.2km from the Ääsmäe-Haapsalu-Rohuküla road. Palivere manor, which is also for sale, is located nearby. Distance from Palivere is 2.5km, Taebla 9km, Haapsalu 21km and Tallinn 68km.

Additional information: The sales agent is Riigi Kinnisvara AS.