

**DEVELOPMENT & INFRASTRUCTURE
PROPERTY SALES**

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**THREE LOCK-UP GARAGES
Rear of Laurie Terrace
THURSO
KW14 8BQ**



OFFERS OVER £4,500

**CLOSING DATE – 13:00 ON 15TH
JANUARY 2016**

LOCATION

The subjects are located within the residential area of Mount Pleasant in Thurso. Access to the garages is taken from Laurie Terrace, which leads to a cul-de-sac where the properties are located.



Plan is indicative only. Not to scale. Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. The Highland Council 100023369

DESCRIPTION

The subjects consist of three lock-up garages contained within a terrace of 6 garages, in varying states of repair. They are constructed of roughcast brick with flat roofs.

EPC rating – not applicable.

SITE PLAN



Plan is indicative only. Not to scale. Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. The Highland Council 100023369

SITE AREA

The site extends to approximately 52 sqm (560 sqft)

LEGAL

The yard directly in front of the units is not adopted. Access rights will be granted to the garages from the adopted road, with the purchaser liable for a 3/17 share of any repair, maintenance and renewal costs to the access road and pavement.

PLANNING

The properties are currently used as garages. With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development Service's pre-application advice service. Information on the pre-app service can be found here: <http://www.highland.gov.uk/yourenvironment/planning/planningapplications/PreAppAdviceService.htm>

COUNCIL TAX & RATEABLE VALUE

Not currently liable for council tax or business rates.

Potential purchasers are advised to make enquiries with the local Assessors office in Wick (01955 602 251) to confirm this. It should be noted that any development may change the status of the garages.

ENVIRONMENTAL

There are no known environmental issues.

SERVICES

No services exist to the site.

OFFERS AND FURTHER INFORMATION

The garages will be sold in existing condition with no warranties provided by the seller.

No VAT is payable on the purchase price.

A Closing date by which offers must be submitted has been set as 13:00 on the 15th of January 2016. All offers should be submitted in standard Scottish legal form and be clearly marked "**PRIVATE & CONFIDENTIAL - OFFER – LAURIE TERRACE THURSO**" and sent to Elizabeth McLeman at Development & Infrastructure, Council HQ, Glenurquhart Road, Inverness IV3 5NX

FAXED OR EMAILED OFFERS WILL NOT BE ACCEPTED.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

Any accepted offer is subject to Highland Councils internal approvals.

The buyer will be liable for a **£500 + VAT** contribution towards Highland Councils Legal costs of the sale.

For further information on this opportunity, or to arrange an inspection of the property, please contact Greg Youngson of The Highland Council on 01463 702 217, or email property.sales@highland.gov.uk

The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance only. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property.