

DEVELOPMENT & INFRASTRUCTURE PROPERTY SALES

Web: www.highland.gov.uk/businessinformation/propertyforsale
Tel: (01463) 702217 Email: property.sales@highland.gov.uk

FOR
SALE

****REDEVELOPMENT/CONVERSION OPPORTUNITY****

**COUNCIL OFFICES
100 HIGH STREET
KINGUSSIE
PH22 1DD**



FOR SALE

A Closing date by which offers must be submitted may be fixed at a later date.
Prospective purchasers must "note interest" in writing in order to receive a letter
drawing their attention to the closing date.

For further information and viewing arrangements Development & Infrastructure, HQ,
Glenurquhart Road, Inverness, IV3 5NX
Telephone: 01463 702217

LOCATION:

Kingussie is the former administrative capital of Badenoch and is a popular tourist destination, situated as it is, in the heart of the Cairngorm National Park.

In addition to an excellent range of shops, restaurants and hotels in the town centre, Kingussie also has the advantage of being a haven for those who enjoy outdoor activities including cycling, golfing, fishing and water sports.

Located just off the A9, Kingussie is 45 miles South of the City of Inverness and benefits from excellent transport links North and to the central belt.

DESCRIPTION & ACCOMMODATION:

The subjects comprise a house which has most recently been used as Council offices. The property has been adapted and extended for this purpose, although would readily convert back to a residential use, subject to planning. The property is constructed of traditional stone under a pitched slate roof, albeit the extension to the rear is flat roofed and thought to be of breezeblock construction. The property benefits from on-street parking immediately outside the unit with a small garden to the rear.

GROUND FLOOR

Entrance/Hallway	10.86 sq m
Room 1	47.52 sq m
Room 2	18.59 sq m
Kitchen Facility	6.59 sq m
Toilets	8.01 sq m

FIRST FLOOR

Room 3	47.23 sq m
Room 4	25.94 sq m
External Storage Block	16.63 sq m

Floor Plans available upon request

PRICE:

Offers over £135,000 invited.

RATING:

The existing structure is currently entered in the Valuation Roll as follows:- Council Offices – Rateable Value - £11,500

It should be noted, that in the event of any, Change of Use or general redevelopment, the subjects will require to be reassessed for rating purposes. In the event of the subjects being converted back to residential use, the assessor will apply a Council Tax Banding to the property. Irrespective of future use, each new occupier has the right of appeal against the rateable value.

For further information please contact the Assessor to the Highland & Western Isles Joint Board, Tel: (01463) 703340 or email assessor@highland.gov.uk



PLANNING:

Interested parties are advised to contact the area Planning & Building Standards Office to discuss their proposed use. It is understood that alternative uses, including residential may be considered and for further information please contact Andrew McCracken, Development and Infrastructure Service, 100 High Street, Kingussie Tel: (01540) 661700 or e-mail: andrew.mccracken@highland.gov.uk

VIEWING:

Strictly by prior appointment with Highland Council. Please contact Elizabeth McLeman on 01463 702 217 or e-mail Elizabeth.McLeman@highland.gov.uk

DATE OF ENTRY:

Summer 2016

EPC RATING: E

LEGAL COSTS:

Each party is to be responsible for their own legal and other costs incurred in the transaction.

SUBMISSION OF OFFERS:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchaser's must "note interest" in writing and only those parties advising of their interest through a solicitor will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to Corporate Property Asset Management, Development and Infrastructure, Highland Council, Headquarters, Inverness IV3 5NX and clearly marked "OFFER – KINGUSSIE, 100 HIGH STREET"

Faxed 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.