

## DEVELOPMENT AND INFRASTRUCTURE SERVICES PROPERTY SALES

Web: [http://www.highland.gov.uk/directories/6/commercial\\_land\\_and\\_property](http://www.highland.gov.uk/directories/6/commercial_land_and_property)  
Tel: (01463) 702217

FOR  
SALE

**\*\*REDEVELOPMENT/CONVERSION OPPORTUNITY\*\***  
**KINGUSSIE RAILWAY STATION**  
**RUTHVEN ROAD**  
**KINGUSSIE**  
**PH21 1EW**



## FOR SALE

For further information and viewing arrangements Development & Infrastructure Services, 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 former Station House and part of the former railway station which was formerly used as Council offices. The property has been adapted for this purpose, although arguably, would readily convert to another commercial or business use, subject to planning. The property is Grade B listed and constructed of traditional stone under a pitched slate roof. The property benefits from parking immediately outside the unit.

## FORMER STATION HOUSE

GROUND FLOOR 890 sq ft (82.66 sq m)

FIRST FLOOR 897 sq ft (83.31 sq m)

## FORMER STATION PREMISES (OFFICES)

GROUND FLOOR 2,490 sq ft (231.31 sq m)

## PRICE:

Offers in the region of £180,000.

## RATING:

The existing structure is currently entered in the Valuation Roll as follows:- Council Offices – Rateable Value - £22,750.

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. 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](mailto:assessor@highland.gov.uk)

## EPC RATING:

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## PLANNING:

Interested parties are advised to contact the area Planning & Building Standards Office to discuss their proposed use. It is understood that a number of alternative uses may be considered and for further information please contact June Docherty, Development and Infrastructure Service, 36 High Street, Kingussie Tel: (01540) 664520 or e-mail: [june.docherty@highland.gov.uk](mailto:june.docherty@highland.gov.uk)

## VIEWING:

Strictly by prior appointment with Highland Council. Please contact Alison Glenister on 01463 702 217 or e-mail [alison.glenister@highland.gov.uk](mailto:alison.glenister@highland.gov.uk)

## DATE OF ENTRY:

Immediate.

## 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 purchasers 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 Estates Management, Development and Infrastructure, Highland Council, Headquarters, Inverness IV3 5NX and clearly marked “**OFFER – KINGUSSIE, COUNCIL OFFICES, RUTHVEN ROAD**”.

**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.

The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. 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 of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor.