

THE HIGHLAND COUNCIL Industrial & Commercial Property Development & Infrastructure Service Glenurquhart Road, Inverness IV3 5NX Email: ricky.cheng@highland.gov.uk Telephone: (01463) 702228

PLOT 1, GOLSPIE BUSINESS PARK KW10 6UB



DEVELOPMENT OPPORTUNITY

OFFERS IN THE REGION OF £25,000

To view all property available for sale, please view our webpage: http://www.highland.gov.uk/directory/24/property_for_sale

LOCATION:

Golspie Business Park lies on the southern To be mutually agreed. outskirts of Golspie benefitting from excellent transport links road to the main A9 Inverness/Wick trunk road.

DESCRIPTION:

The subjects of sale comprise a serviced plot extending to 0.29 ha (0.72 acres) or thereby.

DEVELOPMENT CLAUSE:

On acquiring this site, the Council entered into a Minute of Agreement in terms of Section 8(6) and Section 32 of the Enterprise and New Town (Scotland) Act 1990, whereby any further sale or development of the Site 1 must be approved by Highlands and Islands Enterprise to ensure that the future use is ERDF compatible. The purchaser will be required to enter into a similar agreement.

SALE TERMS:

It will be a material condition of the sale that the purchaser(s) enter into a Section 32 (Minute of) Agreement whereby the future use of the subjects is restricted to Classes 4 & 6 of the Town and Country (Use Classes) (Scotland) Order 1997.

PRICE:

Offers in the region of £25,000 are invited.

DATE OF ENTRY:

LEGAL COSTS:

It should be noted that each party shall bear their own legal costs.

SERVICES:

It is understood that the property benefits from mains water, drainage and electricity supplies. For advice on Electricity connections please contact Scottish Hydro Electric direct on 0845 3002131 or email: customerservice@hydro.co.uk. For advice on Water & Sewerage connections please contact Scottish Water direct on: 0845 6018855 or email: customer.service@scottishwater.co.uk.

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" and only those parties advising of their interest 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 Ewan Birse, Development and Property Estates, Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX and clearly marked **"OFFER -**

PLOT 1 GOLSPIE BUSINESS PARK".

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. 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. The property will be sold in its present condition. Date of preparation - 18th April 2018