

**Meadows Garage, Park Road  
Dornoch, IV25 3SF**

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**Workshop / Garage  
With Development Potential**

**Offers over £65,000**

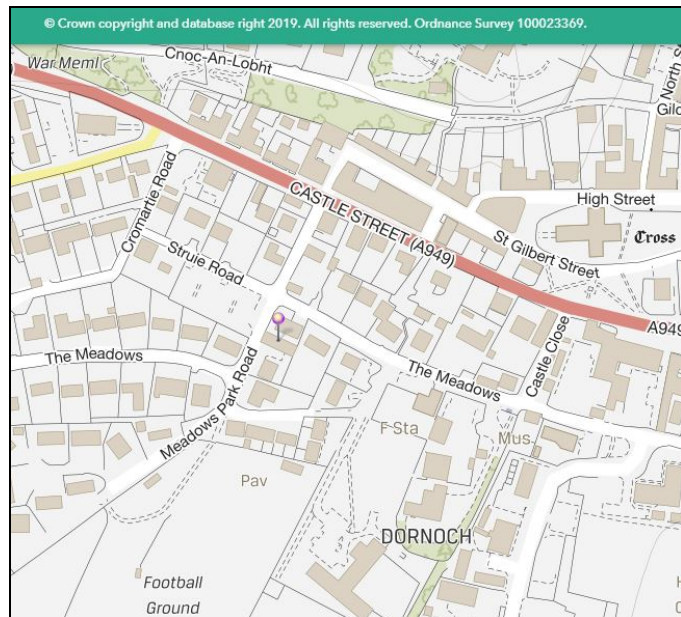
To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Description:**

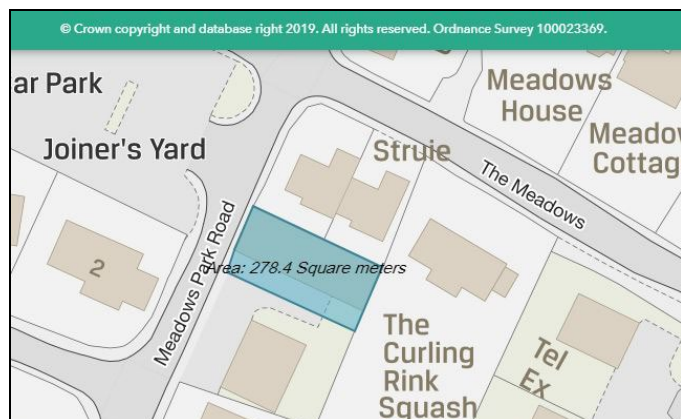
The property is comprised of a timber frame building which is clad with timber and has a hipped corrugated metal roof. The building has been divided into two main sections with separate accesses. One of these areas benefits from a concrete floor.

**Location:**

The property is located within the centre of Dornoch. Dornoch is located approximately 44 miles North of Inverness and is situated on the East Coast of Sutherland. The town lies 2 miles to the East of the A9 trunk road.

**Site and Floor Area:**

The building extends to approximately 180 sq m (1,938 sq ft). The site extends to 280 sq m (0.07 acres).

**Price:**

Offers over £65,000 are being sought.

**Rateable Value:**

The property is entered in the valuation roll and has a rateable value of £700.

**EPC Rating:**

N/A (There is no heating in the property)

**Services:**

The property benefits from mains electricity. Mains water and sewage are understood to be available close by.

**Planning:**

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:

[https://www.highland.gov.uk/info/205/planning\\_-\\_policies\\_advice\\_and\\_service\\_levels/785/pre-application\\_advice](https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/785/pre-application_advice)

**Date of Entry:**

By mutual arrangement.

**Viewing:**

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Christopher Holmes on 01463 702083 or e-mail: [christopher.holmes@highland.gov.uk](mailto:christopher.holmes@highland.gov.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, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked "OFFER – Dornoch Meadows".

**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.

