

FOR SALE

- ▶ Substantial Town Centre Redevelopment Opportunity
- ▶ Site extends to 2.2 acres or thereby
- ▶ Category C Listed Buildings
- ▶ Offers in the region of £230,000 may consider sale of individual buildings

Former Highland Folk Museum Seann Taigh-tasgaidh Sluagh na Gàidhealtachd

Duke Street, Kingussie PH21 1JG

Location

Kingussie is the former administrative capital of Badenoch and is a popular tourist destination, situated as it is within the Cairngorm National Park. 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. The A9 is undergoing a multi-billion pound dualling project, the result of which will greatly reduce travel times and improve the already excellent communication links with the rest of the country.



Description

The Category C Listed Former Highland Folk Museum is located on Duke Street in the centre of Kingussie. The site extends to approximately 2.2 acres, and comprises of four main buildings, Pitman Lodge, McRobert House, the Former Farming Museum, and a Workshop & Stores.

Buildings	Size (GIA - m2)	Size (GIA -ft2)
A - Stores & Workshop	271	2920
B - McRobert House	196	2110
C - Farming Museum	245	2635
D - Pitman Lodge	419	4511

Asking price

Offers invited in the region of £230,000.

EPC Rating

Not Applicable.

Planning

Interested parties are advised to contact the Planning or Building Standards Office to discuss their proposed use. The Council Historic Environment Team and the Cairngorms National Park Authority will likely be consulted on any planning application submitted. Interested parties are advised to contact the consultees for advice prior to the submission of a planning application.



Viewing and further information

Strictly by prior appointment with Highland Council.

Please contact **Matthew Johnstone** on **01463 702221**; or

Email: matthew.johnstone@highland.gov.uk

Contact details

Please contact **Matthew Johnstone**, by email: matthew.johnstone@highland.gov.uk or by phoning **01463 702221**; or

Alternatively contact **Ewan Birse**, by email: ewan.birse@highland.gov.uk or by phoning **01463 702442**.



Submission of Offers

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers 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 “**PRIVATE AND CONFIDENTIAL - OFFER for the Former Folk Museum, Kingussie**”.

Offers can also be emailed to:
property.offers@highland.gov.uk

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.



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 and Infrastructure, The Highland Council has any authority to make or give any representation or warranty in connection with this property. The site(s) will be sold in its present condition.