

THE HIGHLAND COUNCIL

Industrial & Commercial Property
Development & Infrastructure Service
Glenurquhart Road, Inverness IV3 5NX
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Site A, Morefield Industrial Estate, Ullapool

FOR SAL E



2090.32 Square Metres of Undeveloped Land

OFFERS OVER £35,000

To view all property available for sale, please view our webpage: www.highland.gov.uk/propertysales

Description:

Site A is an irregular square shape and located at the eastern side of the industrial estate from which access could be created. It is currently undeveloped and overgrown with vegetation and trees. It lies to the south of Site B which the Council is also selling.



Location:

The site lies within the well-established Morefield Industrial Estate which lies off the A835 road heading north from Ullapool.



Rateable Value & Business Rates:

The site has no Rateable Value as it is currently undeveloped. This will be set by the Assessor once the new tenant has prepared and developed the site. The 2020/21 Annual Business Rate is 49.8p.

Planning:

The site is located within an existing industrial estate and your proposed use will require the Council's consent as Planning Authority. You are advised to contact the local Planning & Building Standards office to discuss your proposed use and to seek advice on any planning permissions or other consents that may be required. For current planning information please visit the Planning Applications section of Highland Council's website.

Utility Services:

Electricity, water and drainage are believed to be available nearby but prospective tenants should satisfy themselves in this regard.

Asking Price:

Offers over £35,000.

Viewing Arrangements:

See contact details below.

Contact Details:

Please contact Ricky Cheng by emailing ricky.cheng@highland.gov.uk or by telephoning 01463 702228 or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 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. Due to the current guidelines over Covid-19 restrictions and movement, we are currently accepting offers by email only which should be sent 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 & 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 — Oct 2020