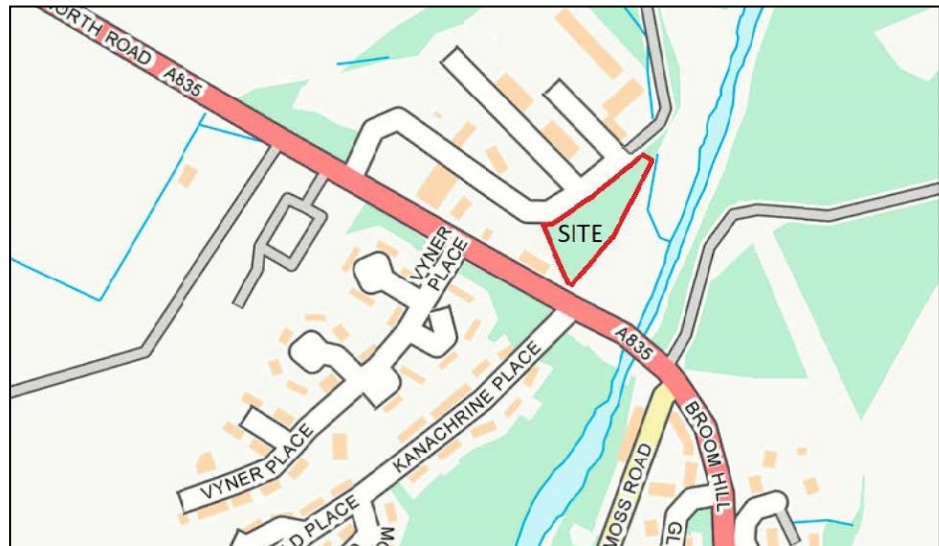


## Site B, Morefield Industrial Estate, Ullapool

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**2015.29 Square Metres of  
Undeveloped Land**

**OFFERS OVER £35,000**

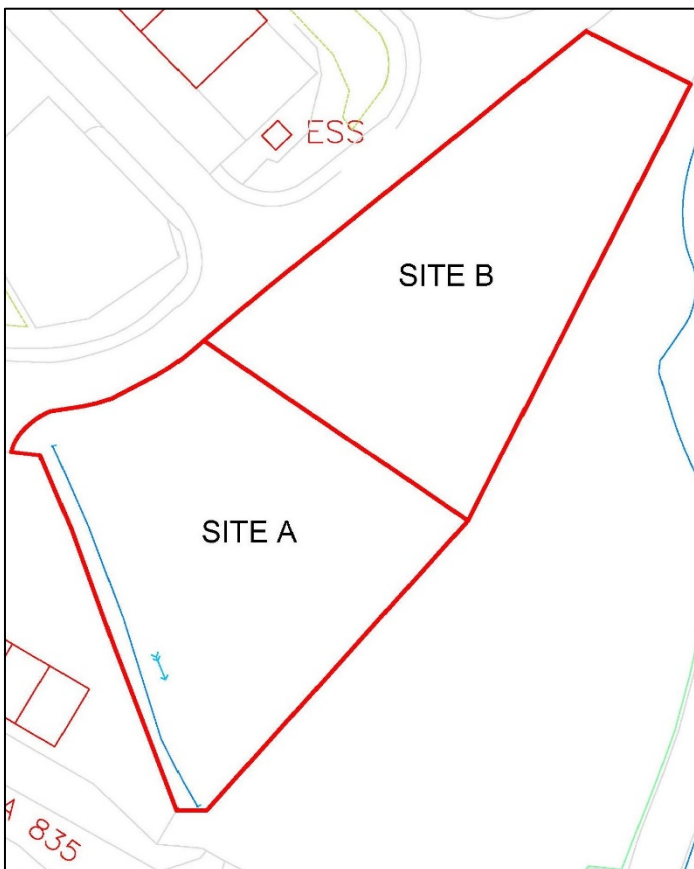
To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Description:**

Site B 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 north of Site A 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](mailto:ricky.cheng@highland.gov.uk) or by telephoning 01463 702228 or alternatively contact Ewan Birse by emailing [ewan.birse@highland.gov.uk](mailto: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](mailto: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.