

**FORMER PLAYGROUND CABIN  
PARK ROAD, LOHCARRON, IV54 8YF**

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**SUITABLE FOR WORKSHOP OR STORAGE**

**OFFER OVER £5,000**

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**Description:**

The Subjects comprise a detached portacabin consisted of two UK123 Ultina units installed and supplied by Portakabin in 2005. The land extents to 0.02 hectares or thereby.

**Location:**

The Subjects are located at the southern end of Park Road, Lochcarron, close to the centre of the village and are bounded by the Battery Park Playing Field to the East and former Fire Station to the North.

**Layout / Site & Floor Area:**

The Gross Internal Area of the cabin is approx. 83 m2 or thereby.

The site area extents to 0.02 hectares or thereby.

**Planning:**

Prospective purchasers should satisfy themselves in this regard with the local Planning Department. It would be in the prospective parties interested to satisfy their use prior to making their offer. For further advice please visit:

[https://www.highland.gov.uk/info/180/planning %20 applications warrants and certificates/143/planning permission](https://www.highland.gov.uk/info/180/planning_%20applications_warrants_and_certificates/143/planning_permission)

**Asking Price:**

Offers over £5,000 are invited.

**Date of Entry:**

By mutual agreement.

**Rateable Value and Business Rate:**

The subjects are currently entered in the 2017 Valuation Roll as an office with a rateable value of £2,750. The rateable value would subject to future use and review by the assessor and may qualify for small business relief.

For further details in this regard please contact: The Assessor, The Highland and Western Isles Valuation Joint Board, Telephone: 01463 703340 or e-mail: [assessor@highland.gov.uk](mailto:assessor@highland.gov.uk).

Reference: 03/04/044878/4

**Utility Services:**

It is understood that the Subjects are served by main water and electricity. It was connected to a septic tank located in the adjacent playing field.

For advice on Water and Sewerage connections please contact Scottish Water direct on 0845 601 8855 or e-mail: [customer.service@scottishwater.co.uk](mailto:customer.service@scottishwater.co.uk) individualconnections@scottishwater.co.uk. For advice on Electricity connections please contact Scottish Hydro Electric direct on 0845 300 2131 or e-mail: [customerservice@hydro.co.uk](mailto:customerservice@hydro.co.uk).

**EPC Rating:**

TBC.

**Viewing Arrangements/Contact Details:**

Viewing is strictly by appointment (Monday to Friday between 9am to 5pm). Please contact Ricky Cheng on 01463 702228 or e-mail: [ricky.cheng@highland.gov.uk](mailto:ricky.cheng@highland.gov.uk). Alternatively contact Ewan Birse on 01463 702442 or e-mail: [ewan.birse@highland.gov.uk](mailto:ewan.birse@highland.gov.uk).

**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.