

WHINHILL QUARRY, ROSEMARKIE

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**FORMER QUARRY AND ROAD DEPOT
EXTENDS TO APPROX. 2.09HA**

OFFER OVER £20,000

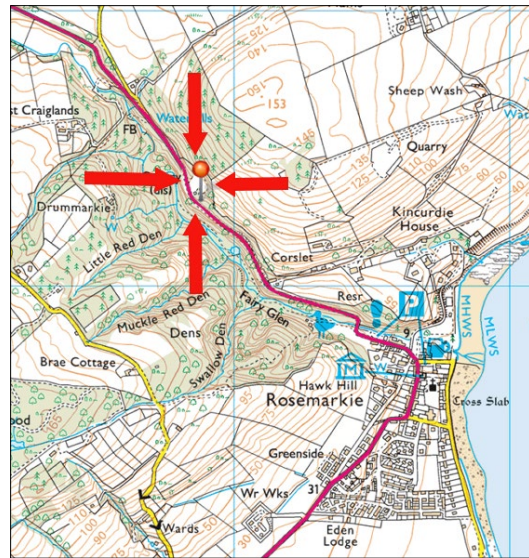
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www.highland.gov.uk/propertysales

Description:

The Subject had served as a compact depot for storing road materials. It comprises the original quarry space for materials storage. The site offers versatility for potential uses, subject to planning permission and the necessary remedial works on the rock slopes within the quarry for the intended use. A slope stability assessment is available upon request.

Location:

The site is located in Ross-shire, on the outskirts of the village of Rosemarkie, north-east of Inverness. Rosemarkie offers essential village amenities, while a more extensive array of services can be found in Fortrose. Additionally, it is conveniently within commuting distance of Dingwall town centre and Inverness city centre, which serves as the capital of the Highlands.

**Utility Services:**

Interested parties are advised to contact the relevant services for utility connections nearby.

Planning:

Interested parties are advised to contact the local planning department for planning advice of the Subject for their intended use.

Asking Price:

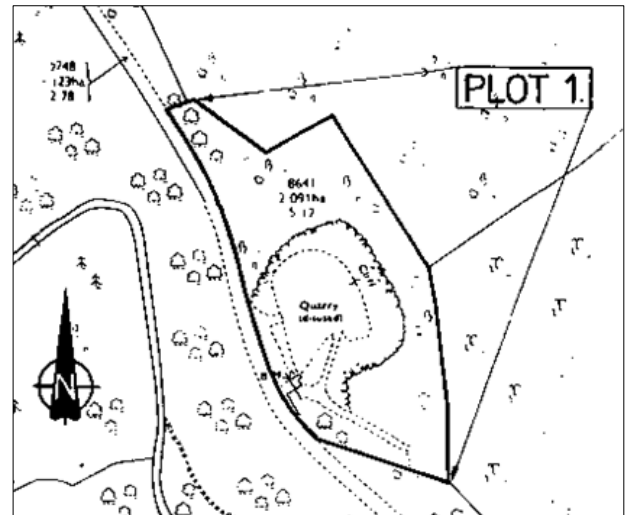
Offers over £20,000.

Date of Entry: By Mutual Agreement**Contact Details:**

Please contact Ricky Cheng, by telephoning 01463 702228, or by emailing ricky.cheng@highland.gov.uk or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442

Layout / Site & Floor Area:

Site: approximately 2.09 ha or thereby.

**Contamination:**

The Subject is not on the contaminated land register.

The Subject is recorded as potentially contaminative sources and is on the prioritisation list. Prioritisation is given to residential sites on high-risk former land-uses such as gasworks or landfills.

There is the potential for contamination at the site due to fuel storage of the two above ground fuel tanks in the past as well as other activities associated with a depot. There is no record of contamination/ pollution incidents associated with the site.

Interested parties are advised to carry their own investigation to address their own concerns.

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.