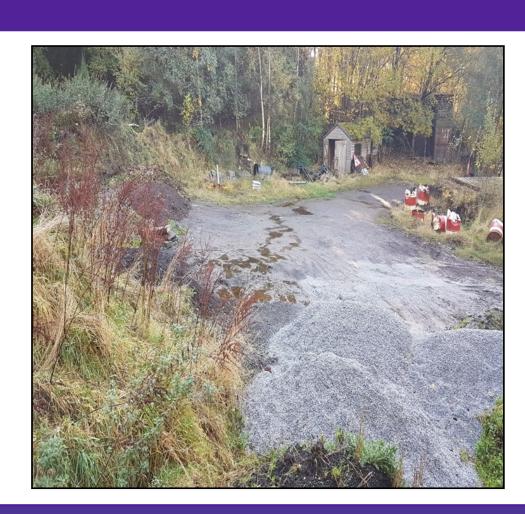


THE HIGHLAND COUNCIL

Industrial & Commercial Property Infrastructure and Environment Service Glenurquhart Road, Inverness IV3 5NX Email: ricky.cheng@highland.gov.uk Telephone: (01463) 702228

WHINHILL QUARRY, ROSEMARKIE

FOR SAL E



FORMER QUARRY AND ROAD DEPOT EXTENDS TO APPROX. 2.09HA

OFFER OVER £20,000

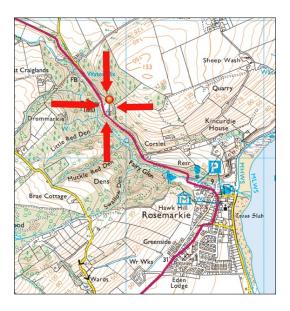
To view all property available for sale, please view our webpage: www.highland.gov.uk/propertysales

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.

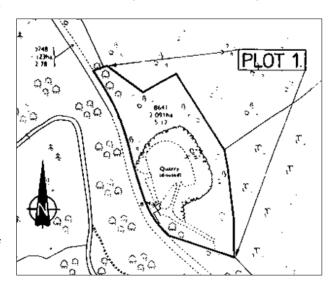
Date of Entry: By Mutual Agreement

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.

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 – October 2023