



Site 9 Golspie Business Park, Golspie, KW10 6SY

The subjects comprise an individual serviced development plot.

- On the instructions of Highlands & Islands Enterprise
- Suitable for Class 4 & 6 uses
- Subject Area: 0.548 Acres or thereby.



LOCATION

Golspie Business Park lies on the southern outskirts of Golspie benefitting from excellent road transport links to the main A9 Inverness/Wick trunk road. Golspie lies approximately 51 miles north of Inverness. All local services and amenities can be found in Golspie.

DESCRIPTION

The subjects comprise an individual serviced development plot.

PLANNING

It is understood that the subjects are within an area which is designated and suitable for uses falling within Classes 4 & 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. However interest parties should make their own enquiries with regard to planning to the local Planning Authority.

PRICE

Offers for the site are invited at £16,500 + VAT.

DEVELOPMENT CLAUSE

The purchaser shall (a) obtain and exhibit any statutory consents which are required and commence the erection upon the subjects of a building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by HIE prior to the commencement of works and; (b) within 2 years of the Date of Entry, fully complete the development. If the Proprietor fails to fully complete the development within the said period of 3 years from the Date of Entry then HIE shall be entitled at any time thereafter to purchase the subjects from the Proprietor at a price representing the Market Value at the time.

SALE TERMS

It will be a material condition of the sale that the purchaser(s) enter into a Section 32 (Minute of) Agreement whereby the future use of the subjects is restricted to Classes 4 & 6 of the Town & Country (Use Classes) (Scotland) Order 1997.



GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

LEGAL COSTS

It should be noted that each party shall bear their own legal costs.

ENTRY

To be mutually agreed.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Andrew Rose
Surveyor
andrew.rose@g-s.co.uk
01463 236977



Callum Maclean
Surveyor
callum.maclean@g-s.co.uk
01463 701 884

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2022