



ONLINE AUCTION

- > AUCTION DATE:
18TH APRIL 2024 @ 2.30PM
- > FORMER POLICE STATION
- > 2-STOREY BUILDING WITH DETACHED GARAGE &
ON-SITE CAR PARKING
- > FOR SALE WITH VACANT POSSESSION
- > FLOOR AREA: 267 M² (2,883 FT²)
- > SITE AREA: 0.10 HA (0.24 ACRES)
- > REDEVELOPMENT OPPORTUNITY
- > MAY SUIT RESIDENTIAL USE, STP
- > ****NEW GUIDE PRICE**** £140,000

FOR SALE

FORMER POLICE STATION, MAIN STREET, LAIRG, IV27 4DB

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LOCATION

The property is located within the scenic village of Lairg situated at the eastern end of Loch Shinn within the County of Sutherland. Lairg lies approximately 18 miles west of Golspie, 44 miles north east of Ullapool and 48 miles north of Inverness the main administrative centre for the Highlands. The property occupies a prominent location directly adjacent to Lairg Fire Station on Main Street where it connects with Davidson Terrace forming part of the main A839 running through the village.

DESCRIPTION

The property comprises an attractive detached 2-storey building of masonry construction under a pitched and slated roof with a rear projection also of masonry construction under a pitched and slated roof incorporating a number of Velux roof lights. A detached garage of similar construction with a vehicle access door is sited at the rear of the main building.

Internally the accommodation provides mainly cellular space across ground and first floors with staircase access to the first floor. The main entrance comprises a ramped access leading to an attractive timber glazed door set within sidelight panels. The property benefits from timber framed double glazed windows, electric central heating and fluorescent lighting throughout.

The building sits within a generally level rectangular shaped site bounded by a mix of stone walls, timber and metal fencing. The site which is part block paved provides car parking at the front, side and rear as well as further gravelled and grassed areas.

The site extends to a total area of approximately 0.10 Hectares (0.24 Acres).



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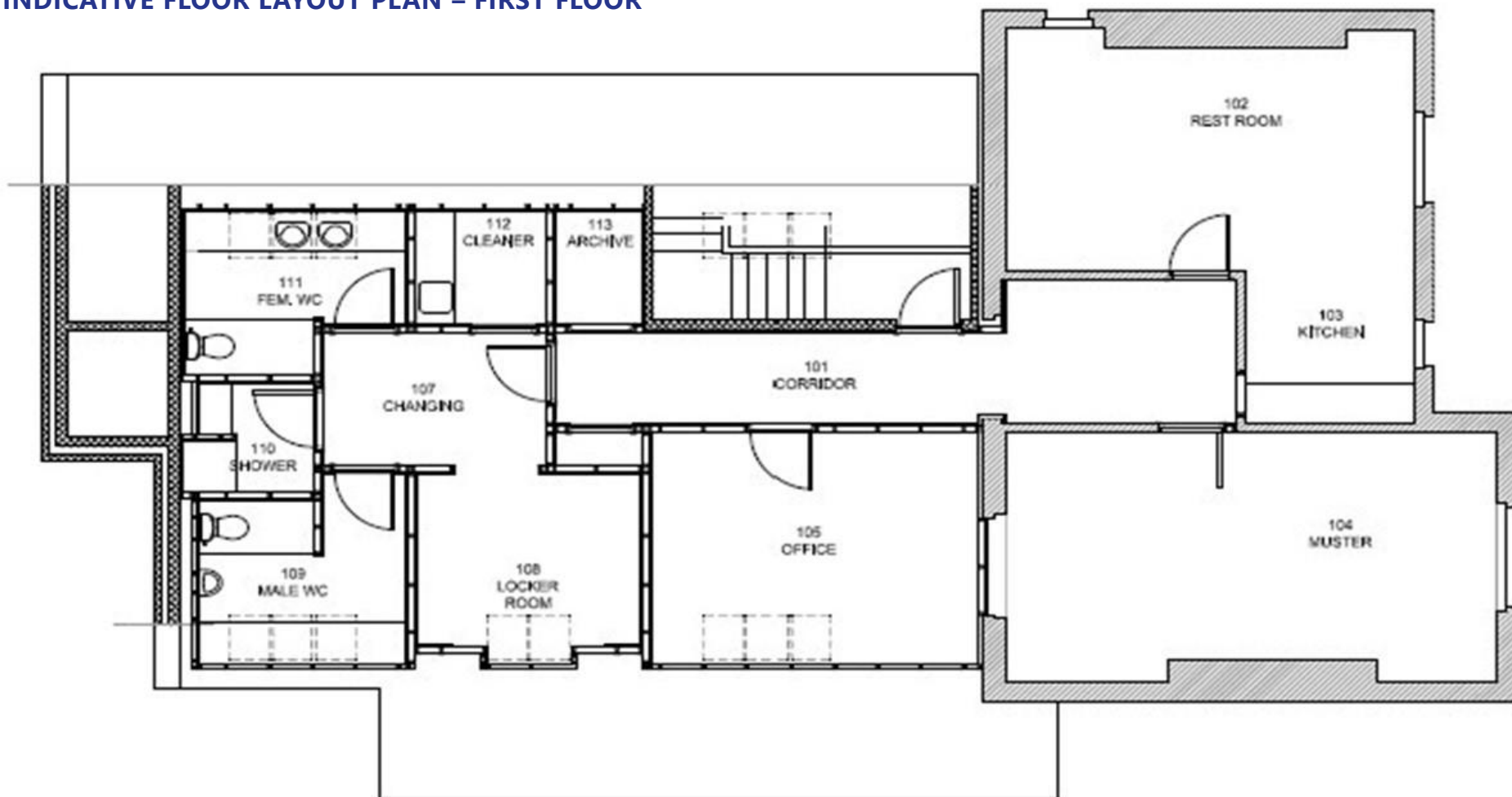
INDICATIVE FLOOR LAYOUT PLAN – GROUND FLOOR



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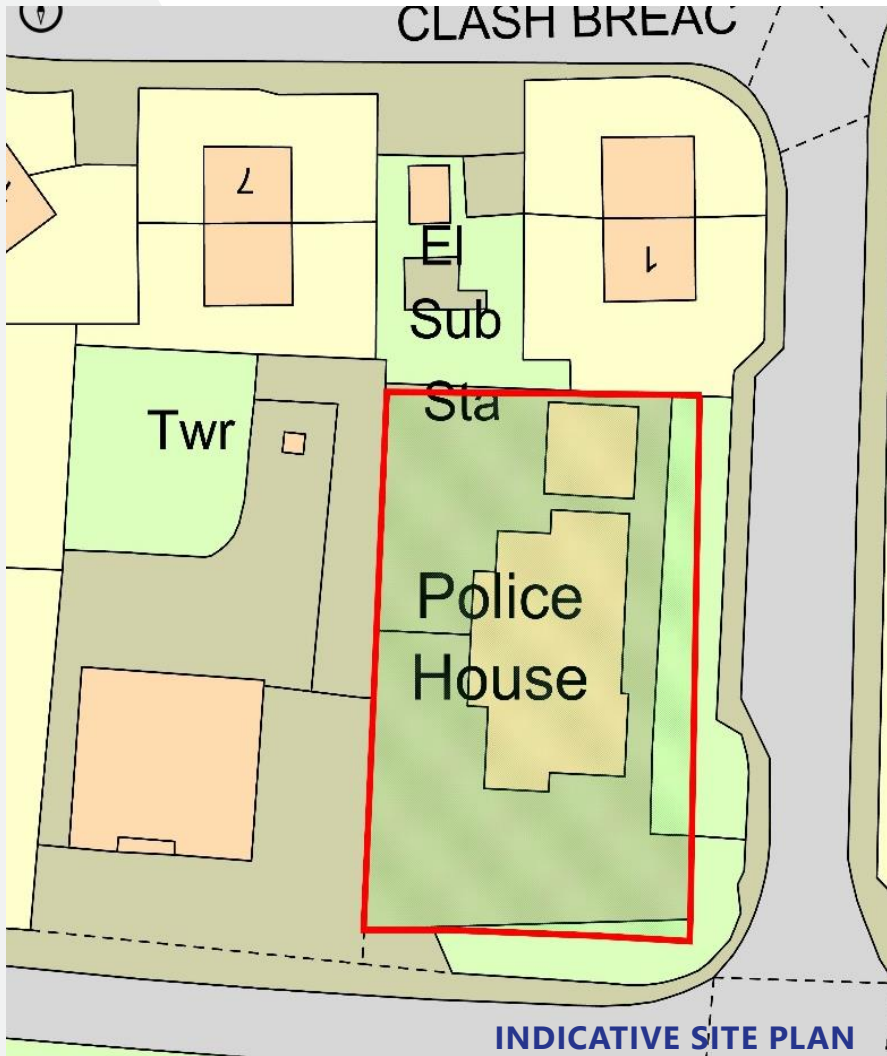
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INDICATIVE FLOOR LAYOUT PLAN – FIRST FLOOR



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FLOOR AREAS

Accommodation	SqM	SqFt
GROUND FLOOR	153	1,651
FIRST FLOOR	114	1,232
TOTAL:	267	2,883
GARAGE:	31	336

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The property is For Sale by Unconditional Online Auction on the above date and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

LEGAL PACK

The legal pack is available to view online.

TENURE

Heritable (Scottish equivalent of Freehold).

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed. If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated. If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 1.5% plus VAT subject to a minimum of £1,500 plus VAT.

VAT

See legal pack.

EPC – EPC Rating “G” – See Legal Pack.

RATEABLE VALUE

The property has a current NAV/RV of: £14,500.

PLANNING

The property comprises a former police station premises which may be suitable for conversion to residential use or other uses, subject to securing the appropriate planning consent.

Please contact the marketing agents to discuss any proposals and for further information.

POLICE SCOTLAND VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or

b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or

FORMER POLICE STATION, MAIN STREET, LAIRG

(c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.

Local Office Contacts:

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA | Tel: 01463 712239
E-mail: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**