

Development Site, 3 Inchrory Drive, Dingwall Business Park



Development Opportunity / Land



DINGWALL IV15 9XH

FOR SALE

- SITE EXTENDING TO APPROXIMATELY 0.25 ACRES
- SALE PRICE: OFFERS OVER £30,000
- SITUATED WITHIN ESTABLISHED DINGWALL BUSINESS PARK
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



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Development Site, 3 Inchrory Drive, Dingwall Business Park DINGWALL

OPPORTUNITY

The subjects provide an opportunity to purchase a development site within an established Business Park on the outskirts of Dingwall.

LOCATION

The market town of Dingwall is approximately 14 miles north west of Inverness and is the main centre for the Ross and Cromarty area.

The site is situated within Dingwall Business Park which is a mixture of office and industrial units. The immediate surrounding area comprises open undeveloped land together with some completed office / industrial buildings.

DESCRIPTION

The subjects comprise a roughly rectangular area of land which backs onto open farmland. The site is generally level in nature and laid with grass.

The site has a gross area of 0.25 acres.

PLANNING

The subjects are located within an area which is designated within the Local Development Plan as being suitable for commercial, business/industrial uses. As such, the property is suitable for a wide range of development.

It should be noted that the site will have a condition on the sale requiring the development of land within 2 years.

Our client has carried out a pre-application via Reynolds Architecture Ltd with information/plans being made available to seriously interested parties.

SERVICES

We understand that mains supply of water and electricity is available with drainage to the main sewer. All interested parties should satisfy themselves in terms of the service provision.

SALE PRICE

Offers over £30,000 are sought.

VAT

All figures quoted are net of VAT.

LEGAL COSTS

Each party will pay their own legal costs. Should LBTT or registration dues be applicable then the purchaser will be liable for this.

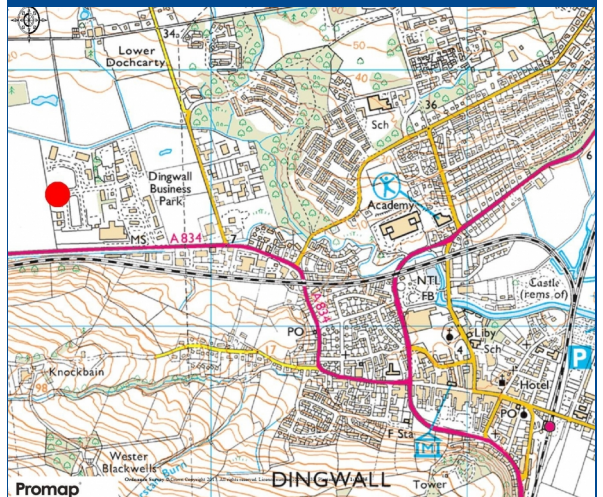
ENTRY

By mutual agreement.

VIEWING

On site but strictly through Messrs Graham + Sibbald.

FOR SALE Development Opportunity Land



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977
Email: kenny.mckenzie@g-s.co.uk

John MacBean - Tel: 07780 958673
Email: John.MacBean@g-s.co.uk



CONTACT

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Inverness,
IV3 5NN
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IMPORTANT NOTICE:

- Please read carefully
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.
 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
 5. A list of Partners can be obtained from any of our offices.

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