



FOR SALE

ATTRACTIVE FORMER COLLEGE BUILDING

Attractive Ornate Stone Building
Category "B" Listed
with Rear 2-Storey Extension

Former Theological College

Site extending to 0.61 Acres
with On-Site Car Parking

Redevelopment potential for a range
of uses including Residential
Subject to Planning

Prominent Corner Site on
Dingwall High Street/Achany Road

Floor Area: 1,569 m² (16,892 ft²)

Offers Over £295,000 Invited



WHAT 3 WORDS

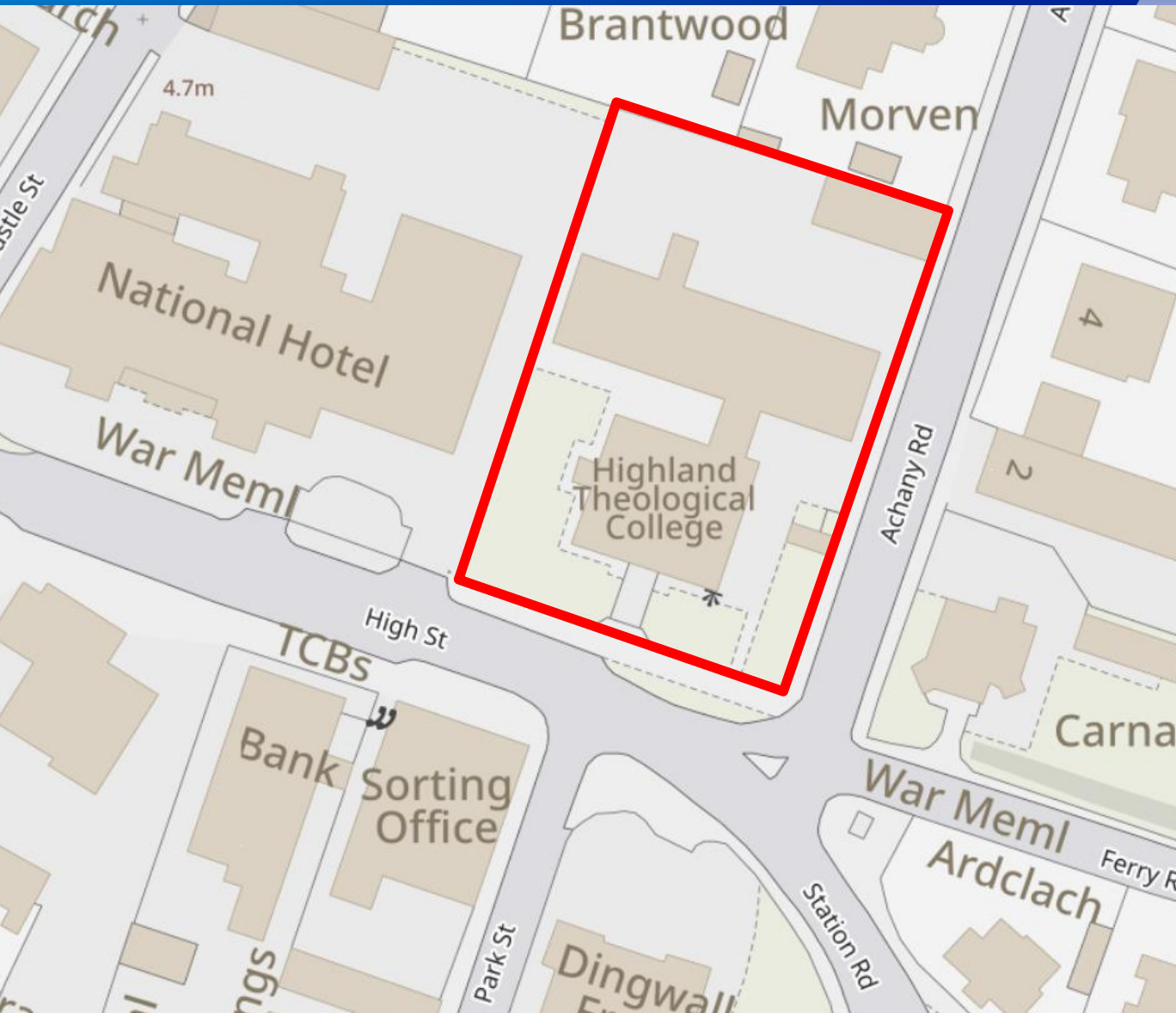


VIDEO TOUR

**FORMER HIGHLAND THEOLOGICAL COLLEGE
HIGH STREET, DINGWALL, IV15 9HA**

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LOCATION

Dingwall is a historic market town and commuter settlement which sits at the head of the Cromarty Firth in Ross-shire situated in the Highlands of Scotland.

Dingwall, population 5,265 (2022 Census) lies approximately 15 miles northwest of Inverness, the UK's most northern city and capital for the Highlands and Islands. Inverness is the main administrative, retail and business centre for the region. The city is rapidly expanding and has a population of circa 48,248 inhabitants (Census 2022) projected to rise to 100,000 by the year 2030. The city is served by three trunk roads – the A9, A82 and A96 and is located approximately 104 miles west of Aberdeen, 158 miles north-west of Edinburgh, 169 miles north of Glasgow, 102 and 109 miles south of Wick and Thurso respectively and 65 miles north-east of Fort William. Dingwall enjoys good road connectivity with both the A835 & A862 connecting directly to the A9 trunk road.

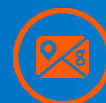
Dingwall has a busy local mart, a substantial council office and is home to Ross County Football Club. Its location makes it a practical base for exploring the surrounding scenic area with easy connection to the highly popular NC500 route. The town benefits from both secondary and primary education facilities.

The town has a railway station on the Far North and Kyle of Lochalsh lines, providing direct services to Inverness and onward connections to the national rail network. Regular bus services run to Inverness and its airport at Dalcross, 9 miles to the east. Flights operate to airports across the UK and the Islands to the north and west of Scotland. British Airways operate daily flights to Heathrow and KLM operate daily flights to Amsterdam providing international connectivity to the rest of the world.

The town is close to the Inverness and Cromarty Firth Green Freeport (ICFGF) area which is expected to generate more than 11,000 jobs over the next 25 years. It aims to become a major international hub for the offshore renewable energy sector, made up of zones where tax incentives and lower tariffs are available to companies.

The subject property is located on the eastern end of Dingwall High Street at its junction with Achany Road and Ferry Road in the heart of the town centre.

**SUBSTANTIAL FORMER COLLEGE BUILDING
WITH REDEVELOPMENT POTENTIAL**



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a substantial 'Grade B Listed' ornate stone building arranged over basement, ground, first, and attic floors. To the rear of the main building there is a glazed link corridor which houses a stairwell and lift and connects to a substantial 2-storey extension of masonry construction with large glazed curtain wall sections, under a pitched sheet clad roof.

The property has most recently been operated as the Highland Theological College campus. The original building, a former banking house dates to 1835/6 and comprises an attractive frontage of ashlar stone block in a classical 5-bay design under a piended platform multi-pitched slate clad roof.

Internally the property is currently configured in line with its college use comprising a range of classrooms, offices, meeting rooms, library facilities, a conference room as well as welfare and storage facilities. Lighting comprises a mix of fluorescent strip and box lights, pendants, spotlights and uplighters. Space heating is provided by wall-mounted radiators installed throughout both the main building and the rear 2-storey extension. The wet heating system is served by two electric boilers - one located in the basement of the main building and the other within the 2-storey extension.

The subjects occupy a generally level regularly shaped site which extends to circa 0.60 acres (0.25 hectares) including the footprints of the buildings. There is tarmac surfaced car parking provided at the rear of the property accessed off Achary Road.

There are landscaped garden areas to the front and sides of the main building and a paved area leading to the front door. Further paved paths lead along the side of the main building to the Link section which is fitted with a secure entry sliding door.

There is a standalone 1½ storey building of stone and slate construction positioned in the north-east corner of the site within the rear car park. This building is currently used for storage purposes and will be included within any sale.



FLOOR AREAS

The property extends to the undernoted approximate gross floor areas:-

Description	m ²	ft ²
Main Building		
Basement	69.42	747
Ground Floor	231.25	2,489
First Floor	228.29	2,457
Attic Floor	106.10	1,142
	635.06	6,835
Link Corridor		
Ground Floor	23.03	248
First Floor	23.03	248
	46.06	496
2-Storey Extension Building		
Ground Floor	380.44	4,095
First Floor	382.87	4,121
	763.31	8,216
Rear Standalone Store Building		
Ground Floor	75.00	807
Attic Floor	50.00	538
	125.00	1,345
Total Floor Area:	1,569.43	16,892



EPC

Details are available on request.

PLANNING

The property has most recently been operated as a College facility.

There is scope for redevelopment of the property to various other uses, subject to securing the appropriate planning consent from The Highland Council.

Please discuss any proposals with the marketing agents.

RATEABLE VALUE

The property is listed in the current Valuation Roll as follows:

College NAV/RV: £56,500

SALE TERMS

Our client's Heritable interest is For Sale with vacant possession at offers over £295,000.

Clean/unconditional offers are invited.

All figures are quoted exclusive of VAT.

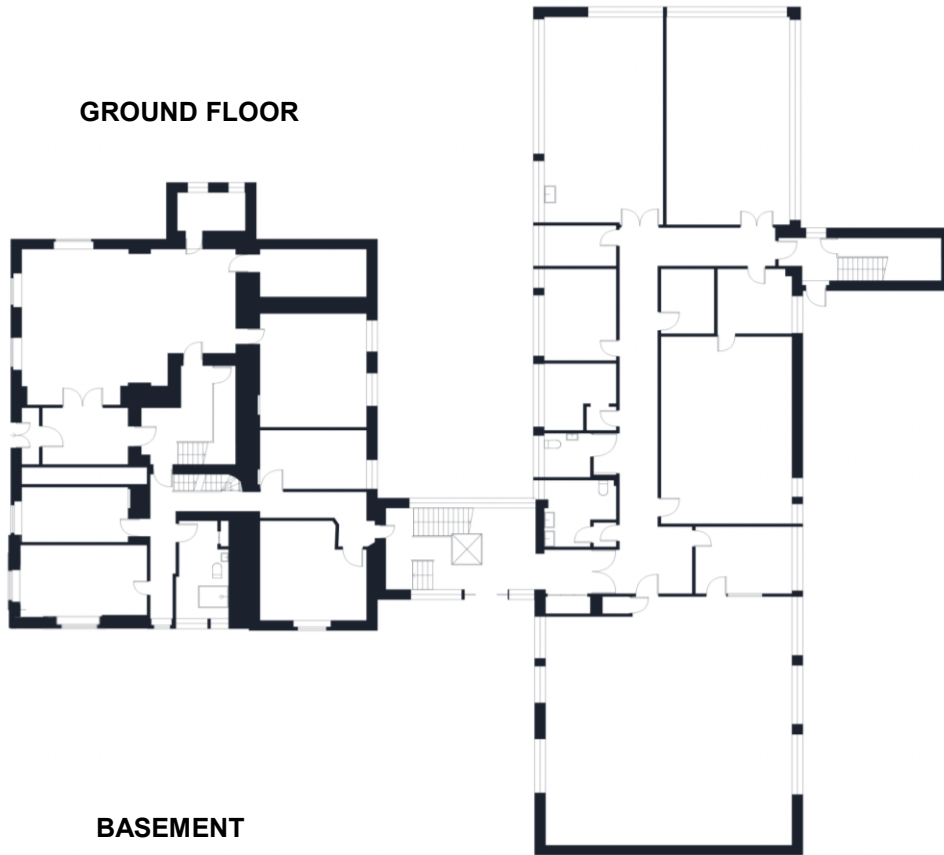
LEGAL COSTS

Each Party will be responsible for their own legal costs.

The purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.



GROUND FLOOR



FIRST FLOOR



BASEMENT



ATTIC FLOOR











Get in Touch

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



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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