



ALLIED
SURVEYORS
SCOTLAND

Tel. 01463 239494 X @Allied_Scotland
www.alliedsurveyorsscotland.com



FOR SALE

FORMER FERINTOSH BUSINESS CENTRE STATION ROAD, DINGWALL, IV15 9JE

- ✓ Redevelopment with lapsed consent for 10 dwellings
- ✓ Prominent location
- ✓ Suitable for alternative uses such as showroom
- ✓ Site extends to circa 0.21 acres

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

The property comprises a substantial site featuring seven terraced two-storey townhouses, with further land offering scope for parking or additional development. Constructed in traditional solid stone beneath pitched slated roofs, the buildings would benefit from a comprehensive programme of refurbishment, with some redevelopment already initiated. The site also offers flexibility for a range of other potential future uses, subject to consents, including showroom, vehicle sales, or full redevelopment.

LOCATION

The subjects are situated on Station Road, on the left-hand side when entering the town from the south, within easy walking distance of Dingwall town centre. Dingwall lies approximately 15 miles north-west of the Highland capital, Inverness, and benefits from a good range of local amenities together with strong road and rail transport links to the wider Highland region.

SITE AREA

The site extends to an area of approximately 0.21 acres.

Digital mapping software indicates that the building has an approximate gross external ground floor area of 330 sq m (3,552 sq ft). The property is principally arranged over two storeys, although this measurement represents only the ground floor footprint.

PLANNING

The subjects benefit from a lapsed planning consent for the development of 10 dwellings, comprising the 7 existing townhouses and 3 additional new-build units.

SALE

Offers are invited for the property.

RATEABLE VALUE

To be confirmed. The subjects likely will require reassessment upon any redevelopment.

UTILITIES

The property has connections of mains water, electricity and drainage.

EPC

The Energy Performance Certificate rating is 'TBC'

LEGAL COSTS

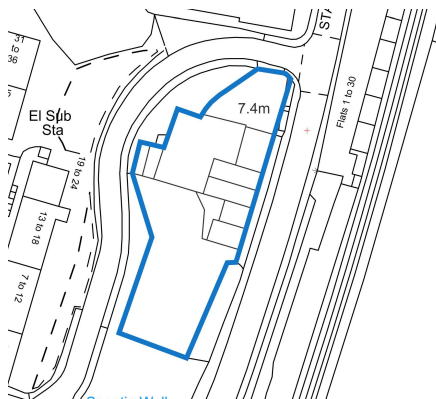
Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

AML REQUIREMENTS

To satisfy our money laundering requirements, 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.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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