



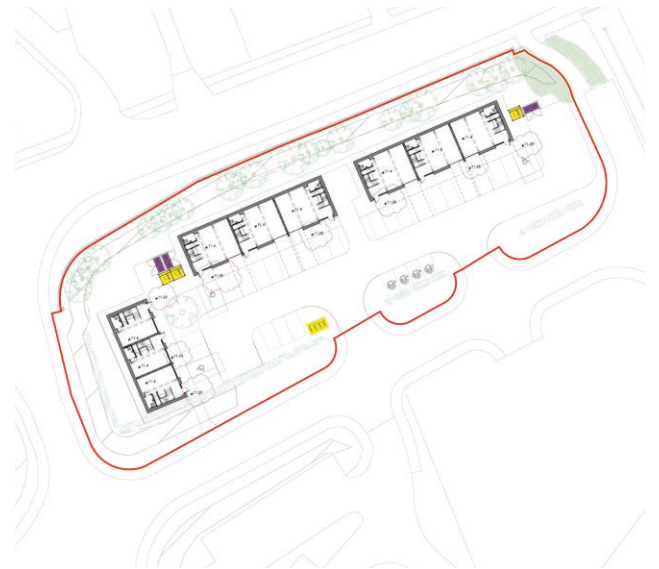
## Sites 2 & 3, Golspie Business Park, Golspie KW10 6UB

Development land with planning permission for 9 commercial units

- Gross Site Area : 0.94 Acres (0.4 Hectares)
- Price: £40,000 plus VAT
- Use Classes 4 and 6 permitted



**Highlands and Islands Enterprise**  
**lomairt na Gàidhealtachd 's nan Eilean**



## 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/PROPOSED DEVELOPMENT

The seller is seeing a developer to construct small business units on the site to lease meeting local demand. Owner-occupiers could consider the adjacent Plot 9.

Planning permission is in place and a commitment to developing the site in line with this planning permission (or similar) will be a condition of any sale. Detailed drawings and reports are available to the developer. Offers to develop part of the site in a similar way may also be considered on a case-by-case basis.

## ACCOMMODATION

The Gross site area of the subjects extend to 0.40 Hectares / 0.94 acres or thereby.

## SERVICES

The site is not serviced at present although it is our understanding that mains drainage, water and electricity is available at the site boundary via the access road.

## PLANNING

Further information on the planning permission in place is available on the Highland Council planning portal and on application. The subject planning reference is 21/02267/FUL.

In summary there is planning permission in place for the development of 9 commercial units spread over four separate blocks, plus ancillary access and parking provision.

## SALE TERMS

It will be a condition of any sale that the purchasers enter into a Section 32 (Minute Of) Agreement, whereby the future use of the subjects is restricted to Classes 4 and 6 of the Town & Country Planning Use Classes (Scotland) (Order) 1997.

## DEVELOPMENT TIMESCALE

Under the Section 32 Agreement the purchaser shall be required to fully complete a development within two years of the date of entry. If the purchaser fails to fully complete the development within this period, 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.

## 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 click [here](#).

## LEGAL COSTS

Each party will meet their own legal costs. The purchaser will be responsible for the LBTT and the title registration costs where applicable.

## ENTRY

To be agreed between parties.

## VAT

All figures quoted are net of VAT.

To arrange a viewing please contact:



**Callum Maclean**  
Chartered Surveyor  
07803 896 941  
callum.maclean@g-s.co.uk



**John MacBean**  
Partner  
01463 2396977  
john.macbean@g-s.co.uk

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## 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.
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.
6. Date of Publication: October 2022