



Grant Stewart

Chartered Surveyors & Estate Agents
DEVELOPMENT CONSULTANTS

DEVELOPMENT SITE

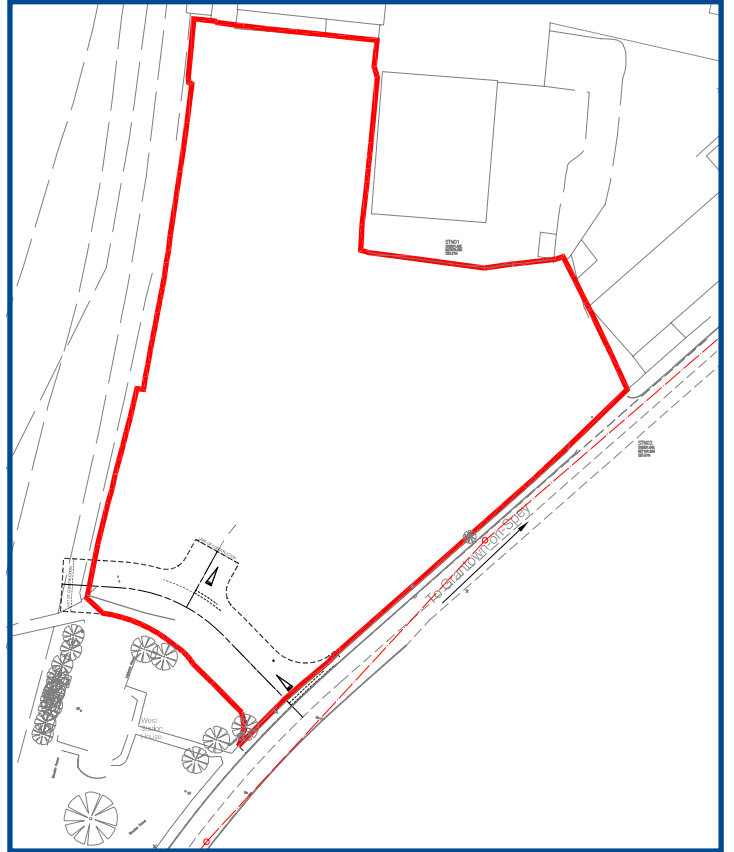
For Sale

Industrial Land Extending to
1.77 acres (0.716 ha)

With Planning Permission for
Office & Workshop Units

**Woodlands Industrial Estate,
Woodlands Terrace,
Grantown-on-Spey**

Offers Over £300,000



Woodlands Industrial Estate, Woodlands Terrace, Granttown-on-Spey



LOCATION

Granttown on Spey is known as the capital of Strathspey and is situated within the Cairngorm National Park. The area is a haven for outdoor and wildlife enthusiasts of all kinds. Sporting facilities include the Cairngorm Mountains which offer winter sports activities and hill walking. In Granttown, the superb River Spey has salmon and trout fishing and there is an 18 hole golf course. The town has a resident population of 2,400 and takes advantage of both local and tourist related trade.

Woodlands Industrial Estate is situated upon the northern periphery of Granttown on Spey and has been established as one of the main industrial/commercial trading estates within Strathspey & Badenoch. Surrounding properties are mainly occupied by local traders although the site lies adjacent to Keyline.

DESCRIPTION

The subjects comprise a large area of development land extending to approximately 1.77 acres (0.716 ha) and has the benefit of detailed planning consent. The indicative site boundaries are outlined in red on the plans shown. The site was formerly used as an auction mart and there are a number of dilapidated commercial "Nissan Hut" buildings on site. The site is suitable for re-development or, alternatively, continued industrial use.

PLANNING

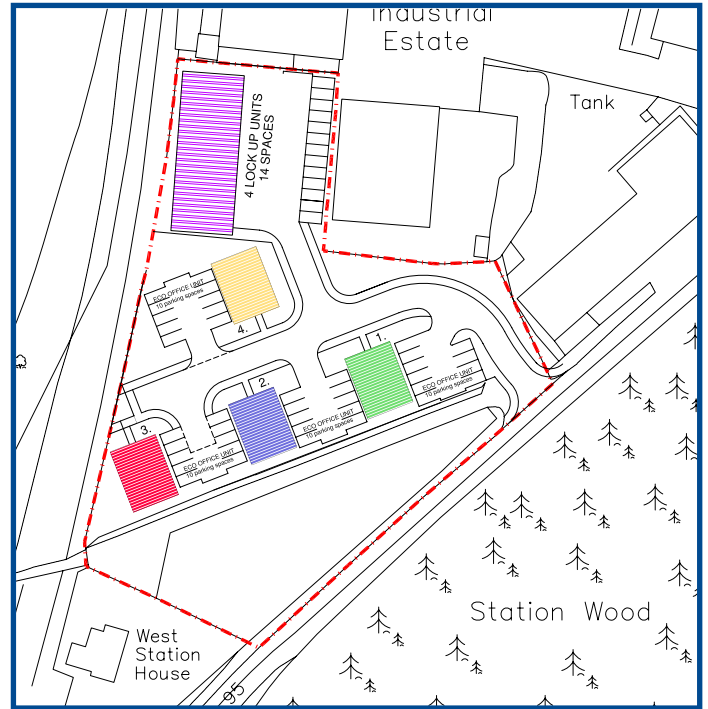
Detailed Planning Permission has been obtained for the development of four detached 'eco' office buildings and a terrace of four workshop units (ref. 07/00177/FULBS). The net internal floor area of each office building shall extend to approximately 146 sq m (1,571 sq ft). The gross internal floor area of each workshop unit shall extend to approximately 120.77 sq m (1,300 sq ft). Further details on planning can be obtained from the selling agents or by contacting The Highland Council planning department on 01540 661700.

SERVICES

The purchaser shall be responsible for the provision of services. However, we understand that mains connection to water, electricity, and drainage is available.

RATING

The premises are listed in the current Valuation Roll with a Net Annual Value of £500. The uniform business rate for commercial premises in Scotland is 48.1p in the pound for the financial year 2009/2010, for rateable values under £29,000, excluding water and sewerage charges. The subjects would qualify for 'Small Business Bonus Scheme' rates relief at 100%, subject to status.



PRICE

Our client is seeking offers in excess of £300,000 for the sale of their heritable interest (Scottish equivalent of English Freehold).

COSTS

Each party will be liable for their own legal costs. The incoming Purchaser will be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

VAT

All figures quoted are exclusive of VAT, which will be added at the prevailing rate.

ENTRY

Early entry can be offered subject to completion of legal formalities.

VIEWING

For further information and viewing arrangements please contact Grant Stewart Chartered surveyors or their joint agents Burns and Partners:-

Neil Calder

Tel: 01463 718719

e: nc@gs-cs.co.uk

Grant Stewart Chartered Surveyors

Ness News, Ardrross Place

Inverness, IV3 5BY

www.gs-cs.co.uk

Chris Paterson

Tel: 0131 2284466

e: cp@bap.co.uk

Burns and Partners

Canning Mews, 7 Canning Street Lane

Edinburgh, EH3 8ER

www.bap.co.uk

