



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

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**PRICE
REDUCED**



- SUITABLE FOR OFFICE, RESIDENTIAL, BOUTIQUE HOTEL USES (SUBJECT TO PLANNING)
- PRIME DEVELOPMENT OPPORTUNITY, PLANNING PERMISSION FOR 24 APARTMENTS
- GROSS INTERNAL FLOOR AREA EXTENDING TO 925.14 m² (9,958 ft²)

ROSS HOUSE, GRANGE ROAD, DORNOCH, IV25 3LE
OFFERS IN THE REGION OF £1,000,000

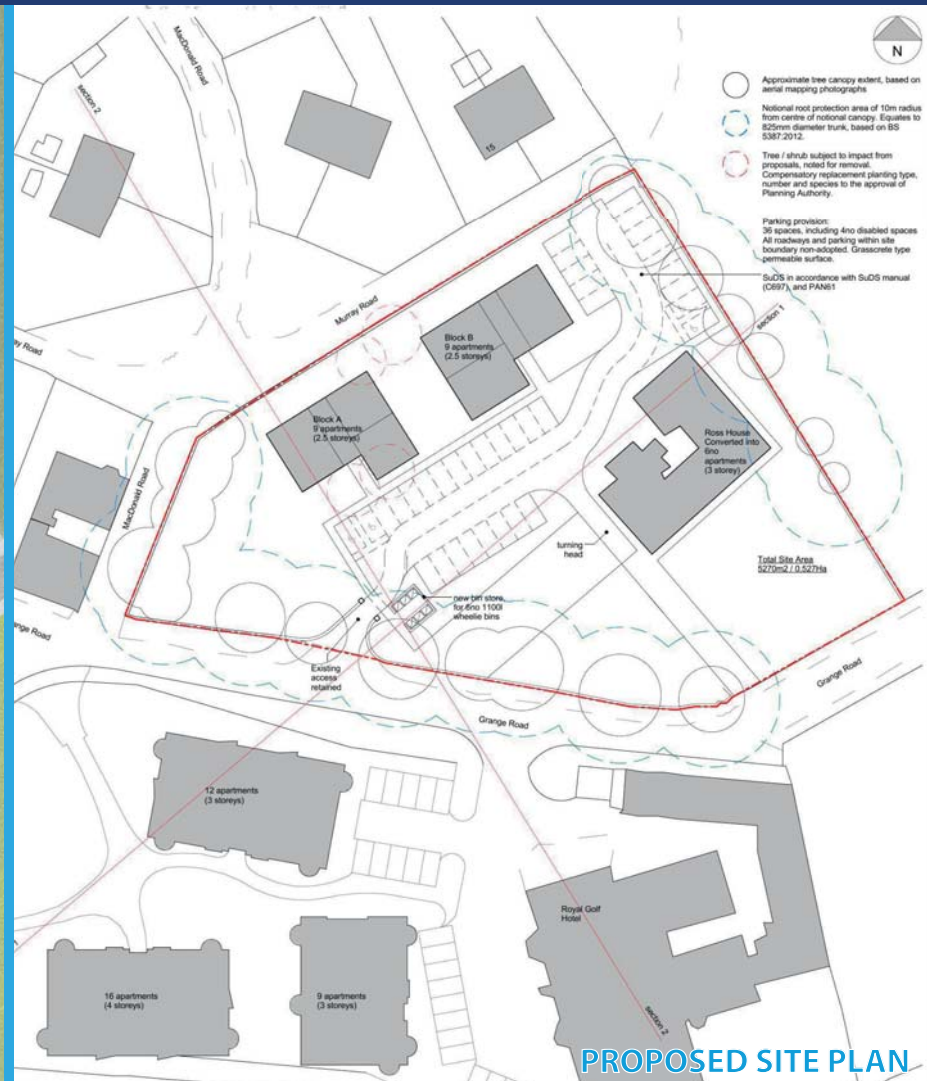


Royal Dornoch Golf Club
1st Tee

AERIAL VIEW



EXISTING SITE PLAN



PROPOSED SITE PLAN



LOCATION

Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Publication Date:- October 2017.

LOCATION

Dornoch is a town and seaside resort, and former Royal burgh in the Highlands of Scotland. It lies on the north shore of the Dornoch Firth, near to where it opens into the Moray Firth to the east. The town is within the Highland local government council area, and within the county of Sutherland. Dornoch is located approximately 50 miles north of Inverness.

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000.

DESCRIPTION

The subjects comprises a former mansion house, constructed in 1896. Originally known as Abden House, the building was utilized during World War II as a billet for Norwegian troops and later became known as Ross House and was used as a girls hostel by Sutherland County Council. Most recently the property has been used as a Golf Academy by North Highland Collage/UHI.

The subjects offer an exceptional redevelopment opportunity given its unique location adjacent to the recently redeveloped Royal Dornoch Club House.

ACCOMMODATION

The approximate usable office floor area, on each floor, is approximately as follows:

	IPMS3/NIA	IPMS2/GIA
Ground Floor	181.24 m ²	347.85 m ²
First Floor	200.29 m ²	348.35 m ²
Attic Floor	142.00 m ²	228.94 m ²

VAT

The property has not been elected for vat. Therefore VAT is not applicable to the sale price.

EPC

EPC Rating - F, EPC Certification available on request.

SERVICES

The subjects have mains connections to water, electricity and drainage. The subject also benefits from oil fired central heating throughout.

SALE PRICE

We are instructed to seek offers in the region of **£1,000,000 (reduced price)** exclusive of VAT for our client's heritable interest.

RATEABLE VALUE

The subjects is currently entered in the Valuation Roll with a rateable value of £37,000. From 1st April 2017 the rateable value will be reduced to £35,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

PLANNING CONSENT

Planning permission has been granted to convert the subjects into 6 residential apartments, with a further 18 apartments constructed in two residential blocks within the surrounding gardens. Further information can be found on the Highland Council website using reference number 15/02283/PIP.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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