



Grant Stewart
Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

www.gs-cs.co.uk
01463 718719



DEVELOPMENT OPPORTUNITY OLD SCHOOL MEWS ACADEMY PLACE, BRORA, KW9 6QR

PROPOSED DEVELOPMENT (SUBJECT TO PLANNING)

- 12 x 112m² (1,206ft²) COURTYARD COTTAGES
- 2 x 70m² (753ft²) DETACHED BUNGALOWS
- 2 x 140m² (1,507ft²) TOWN HOUSES

SALE PRICE: OFFERS OVER £625,000



LOCATION

The Village of Brora is situated on the East Coast of Sutherland, approximately 60 miles north of Inverness. Brora is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors.

The subjects are conveniently located on Academy Place, on the North Coast 500 route, and are a short walk from local amenities and transport links.

DESCRIPTION

The subjects comprise a former school building of traditional stone & slate construction. The subjects are currently of mixed commercial & residential use.

The proposed conceptual development includes the following, however various development scenarios could be further explored:-

Renovation of the existing building to create 12x Two Bedroom Courtyard Cottages with new Porches all extending to approximately 112m² (1,206 ft²).

Construction of 2x detached Two Bedroom & En Suite Bungalows all extending to approximately 70m² (753 ft²).

Construction of 2x detached Two/Three Bedroom & En Suite Town Houses all extending to approximately 140m² (1,507 ft²).

SERVICES

Connection to Main Services for electricity, water and mains drainage are readily available.

PLANNING PERMISSION

Initial enquiries with the local planning authority have proved positive in relation to the proposed development, however, any purchaser will require to satisfy themselves regarding any future development potential.

SALE PRICE

Offers over £625,000 excluding VAT are sought.

RATEABLE VALUE / COUNCIL TAX

To be assessed.

VAT

The subject has not been elected for VAT. Therefore VAT is not applicable.

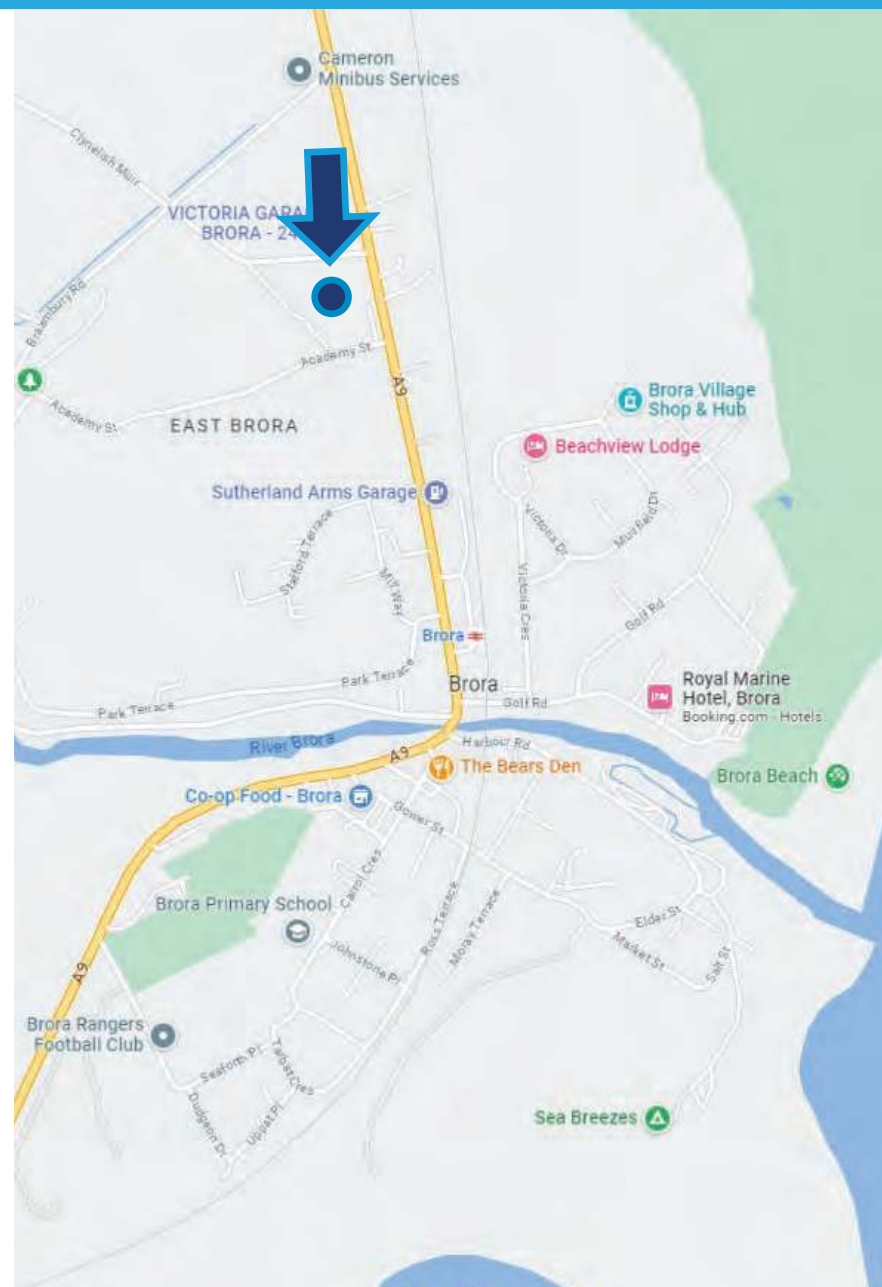
FURTHER INFORMATION

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

Grant Stewart
Email: gs@gs-cs.co.uk

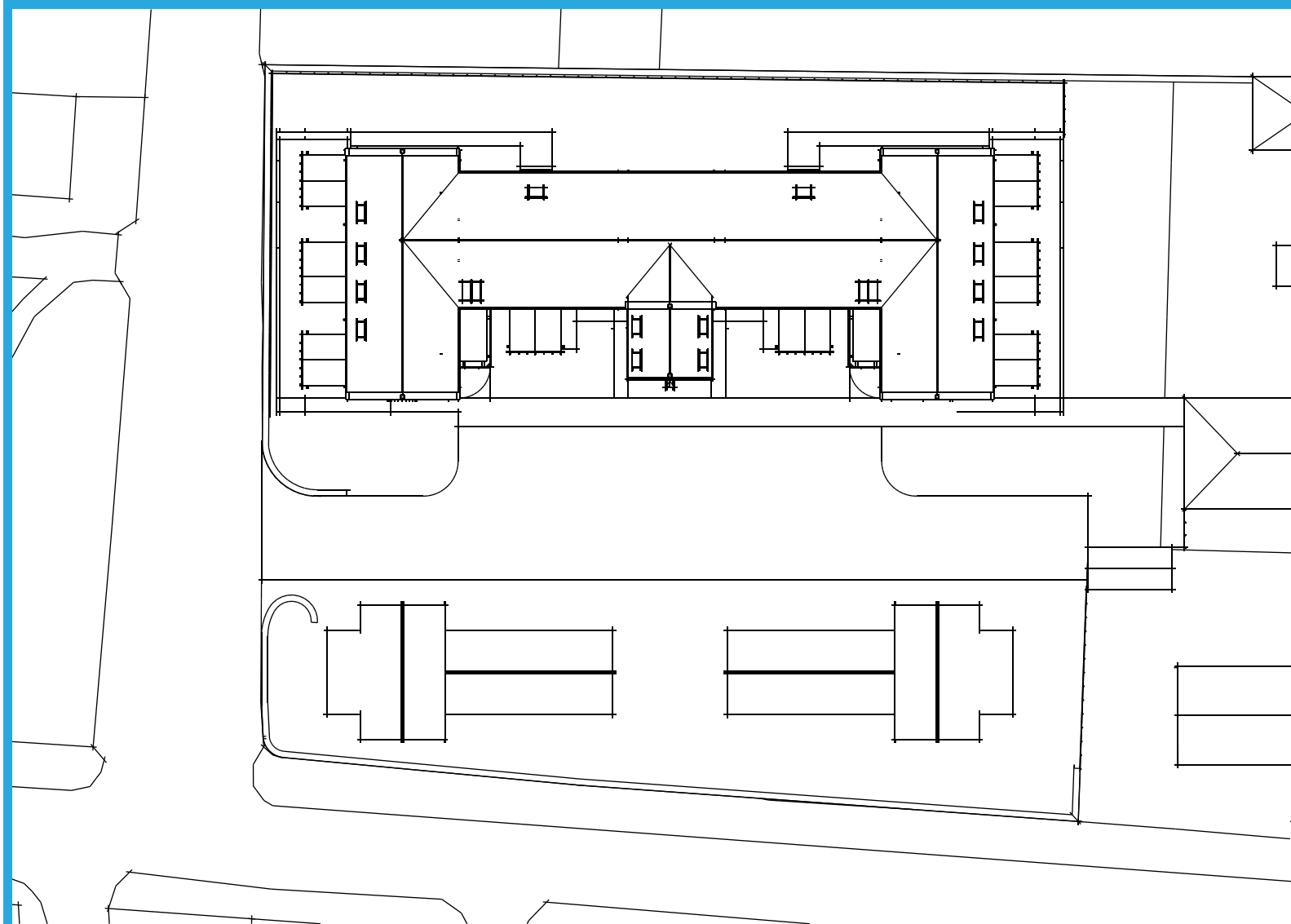
Grant Stewart Chartered Surveyors,
Ness Mews,
Ardross Place,
Inverness, IV3 5BY

Tel: 01463 718719
Fax: 01463 710712





SITE PLAN (NOT TO SCALE)



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:- July 2023

PROPOSED CONCEPTUAL DEVELOPMENT OVERVIEW

