

DINGWALL TULLOCH STREET | IV15 9JZ



FOR SALE

PROMINENT TOWN CENTRE
DEVELOPMENT OPPORTUNITY

AREA: 0.90 HECTARES / 2.23 ACRES

PLANNING CONSENT FOR 21,000 SQ FT OF
RETAIL ACCOMMODATION

LOCATION

Dingwall is a popular Highland Market town located approximately 15 miles northwest of Inverness and is accessible via the A9 and the A835. The town has a resident population of over 6,000 but benefits from a much wider catchment population as the administrative centre for Ross & Cromarty as well as being the sub-regional centre for the immediate hinterland.

The proposed development site is located on Tulloch Street, adjacent to the existing Lidl supermarket 0.2 miles north of Dingwall High Street and is bound by the river Peffery on one side.

DESCRIPTION

The site extends to approximately 0.90 Hectares / 2.23 Acres and is bounded by St Clement's School to the west, private housing to the east, the river Peffery to the north and Lidl supermarket to the south.

PLANNING

The Local Plan states that the provision of large scale retail units is key to countering the retail draw to Inverness and the site was granted planning permission in 2013 for 21,000 sq ft of retail accommodation and adjacent car parking.



INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the selling agents in order to be advised on any closing dates which may be set.

PURCHASE TERMS

Offers are invited for our client's Heritable Interest in the outlined area. Unconditional offers preferred although offers subject to planning will be considered. Proof of funding will also be required to accompany any offer submitted.

The existing owner may consider constructing units for any leasehold interest from occupiers in the floorspace as consented.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any Stamp Duty Land Tax / Land and Buildings Transaction Tax or VAT or registration dues incurred thereon.

FURTHER INFORMATION

For further information please contact the selling agent Eric Young & Co.



Simon Bashford
0131 558 5118
sbashford@eyco.co.uk

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