

# FOR SALE

RESIDENTIAL  
DEVELOPMENT SITE

# Galbraith

- Approximately 7.60 acres (3.08 hectares)
- Land located within the Strathpeffer Settlement Boundary
- Indicative capacity for 15 to 20 residential units
- “Spine” road and services on site
- Located in the popular Spa village of Strathpeffer
- Offers Invited

## LAND AT ULLADALE CRESCENT STRATHPEFFER IV14 9AQ



## LOCATION

The land is located in the north western edge of Strathpeffer and enjoys an elevated position above the village to views down the Strath toward Dingwall. Strathpeffer is a popular Victorian Spa village which lies approximately 5 miles west of Dingwall and 20 miles north of Inverness.

Strathpeffer offers a range of amenities including a medical centre, primary school, village shop hotels and a golf club. Dingwall 5 miles to the east provides a wider range of services including a supermarket, high street shopping, secondary schooling and a leisure centre. Inverness 20 miles south provides service including a mainline rail station, airport, shopping centre, theatre, high street shopping and professional services.

## DESCRIPTION

The site is in an elevated position and has been partially developed with a "spine" road and mains services. The developable area has been levelled and graded suitable for construction.

## PLANNING

The site is located in the Inner Moray Firth Local Development Plan and is located within the Strathpeffer Settlement Boundary but does not have a specific planning allocation. The surrounding area is residential and the developed area forming an extension to Ulladale Crescent we are of the view that residential development is likely to be supported subject to obtaining the necessary consents.

Technical Information and Data Room Plans showing "as built" drawings and the location of mains services are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room - please contact Galbraith for access.

Any further planning enquiries can be directed to Scottish Borders Council: 0300 100 1800.

## METHOD OF SALE

Our clients are seeking offers for their freehold interest in the land, with a preference for unconditional offers in light of the developed area already established.

A deposit of £20,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

## SOLICITORS

Gillespie Macandrew  
5 Atholl Crescent,  
Edinburgh  
EH3 8EJ

## LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

## VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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