

ON INSTRUCTION OF



REDEVELOPMENT OPPORTUNITY

- > FORMER POLICE STATION
- > 2-STOREY BUILDING WITH DETACHED GARAGE & ON-SITE CAR PARKING
- > FOR SALE WITH VACANT POSSESSION
- > FLOOR AREA: 267 M² (2,883 FT²)
- > SITE AREA: 0.10 HA (0.24 ACRES)
- > MAY SUIT RESIDENTIAL USE, STP
- > **OFFERS OVER: £135,000 INVITED**

FOR SALE

FORMER POLICE STATION, MAIN STREET, LAIRG, IV27 4DB

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LOCATION

The property is located within the scenic village of Lairg situated at the eastern end of Loch Shinn within the County of Sutherland.

Lairg lies approximately 18 miles west of Golspie, 44 miles north east of Ullapool and 48 miles north of Inverness the main administrative centre for the Highlands.

The property occupies a prominent corner location directly adjacent to Lairg Fire Station on Main Street where it connects with Davidson Terrace forming part of the main A839 running through the village.

DESCRIPTION

The property comprises an attractive detached 2-storey building of masonry construction under a pitched and slated roof with a rear projection also of masonry construction under a pitched and slated roof incorporating a number of Velux roof lights.

There is a substantial detached garage of similar construction with a vehicle access door sited at the rear of the main building.

Internally the accommodation provides mainly cellular space across ground and first floors with staircase access to the first floor. The main entrance comprises a ramped access leading to an attractive timber glazed door set within sidelight panels. The property benefits from timber framed double glazed windows, electric central heating and fluorescent lighting throughout.

The building sits within a generally level rectangular shaped site bounded by a mix of stone walls, timber and metal fencing. The site which is surfaced in part with block paved sections provides car parking at the front, side and rear. Other parts of the site comprise a mix of gravelled over sections and grassed areas.

The site extends to a total area of approximately 0.10 Hectares (0.24 Acres).





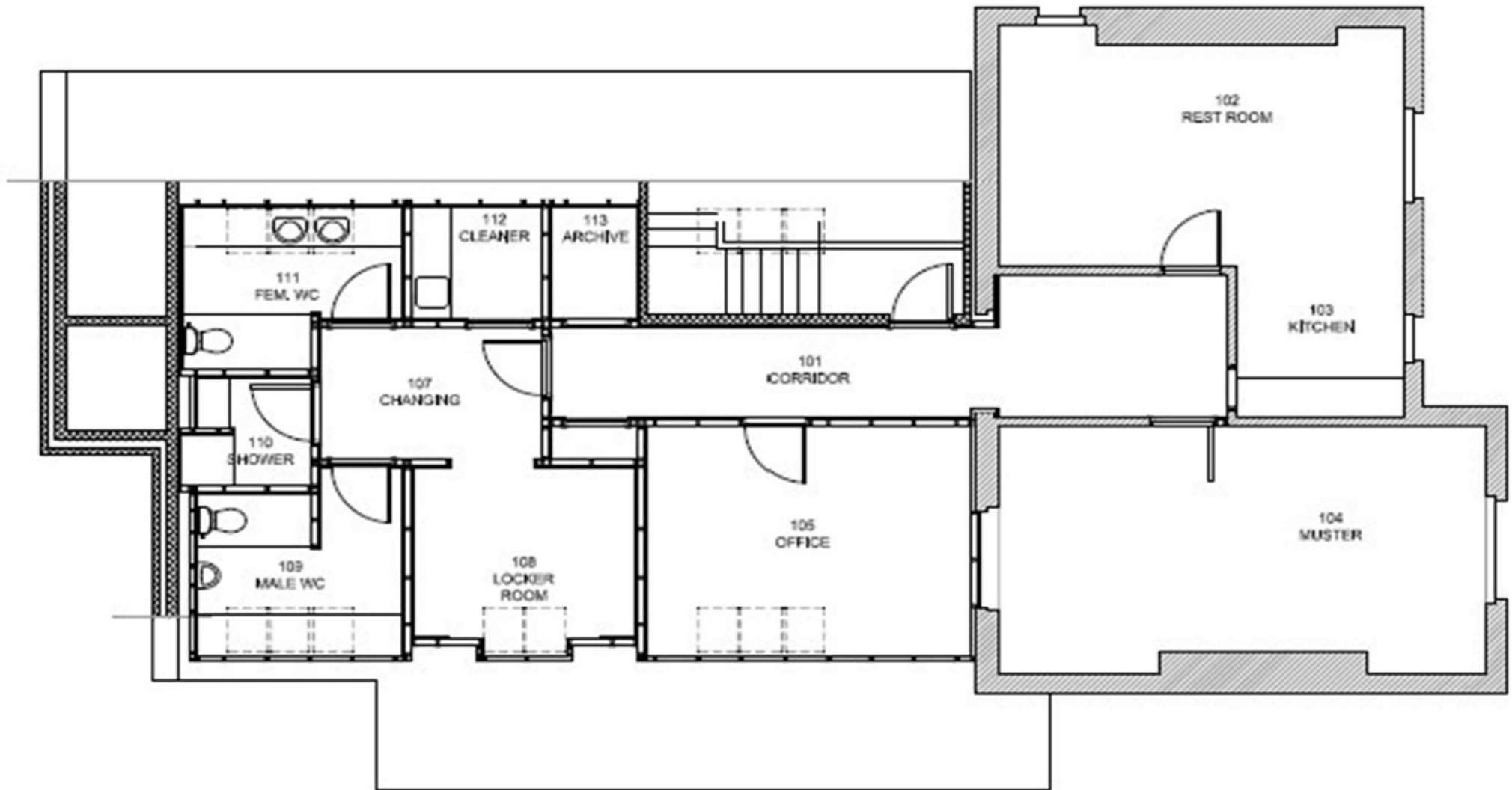




INDICATIVE FLOOR LAYOUT PLAN – GROUND FLOOR



INDICATIVE FLOOR LAYOUT PLAN – FIRST FLOOR



FLOOR AREAS

Accommodation	SqM	SqFt
GROUND FLOOR	153	1,651
FIRST FLOOR	114	1,232
TOTAL:	267	2,883
GARAGE:	31	336

PLANNING

The property comprises a former police station premises which may be suitable for residential or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents for further information.

RATEABLE VALUE

The property is listed in the current Valuation Roll as NAV/RV: £14,500..

EPC -

EPC Rating of : "G".

SALE PRICE

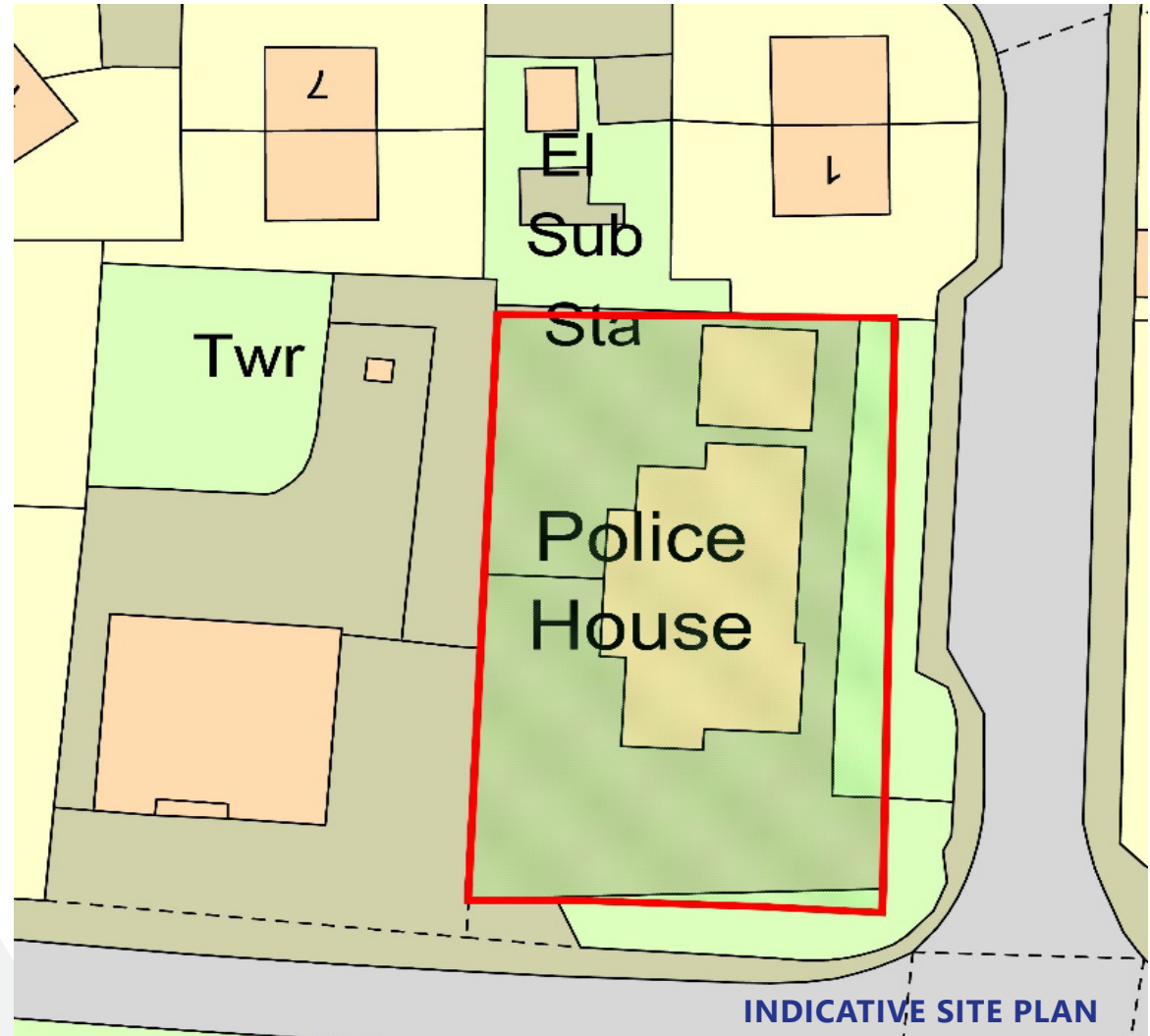
The property is available "For Sale" with **Offers Over: £135,000**, exclusive of VAT sought in respect of our client's heritable interest..

VAT

Prospective purchasers are to satisfy themselves independently as to the incidence of Value Added Tax.

COSTS

Each party will bear their own legal costs in connection with any transaction.. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.

**INDICATIVE SITE PLAN**

For further information or viewing arrangements please contact the sole agents:

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Linda Cameron: linda.cameron@shepherd.co.uk / Neil Calder: n.calder@shepherd.co.uk

www.shepherd.co.uk



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