

On behalf of:



BUSINESS FOR SALE | TIMBER/FIREWOOD PROCESSING YARD

SITE EXTENDS TO APPROX: 0.96 ACRES • SUBJECT TO GROUND LEASE TO 2030
BUSINESS TRADING FOR 3+ YEARS • WELL ESTABLISHED LOCAL CUSTOMER BASE • MAY QUALIFY FOR 100% RATES RELIEF
OFFERS OVER £75,000 (INCLUDES BUSINESS, PLANT AND MACHINERY)

FOR SALE

TIMBER/FIREWOOD PROCESSING BUSINESS MEADOWSIDE QUARRY, DUNACHTON, KINCRAIG, PH21 1NL

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LOCATION

Kincraig is a small village on the west bank of the River Spey located approx. 6 miles northeast of Kingussie, 5 miles southwest of Aviemore and 36 miles south of Inverness within the Cairngorm National Park, the UK's largest National Park enjoying a high number of visitors each year. The village is easily accessible from the main A9 trunk road via the B9152 road.

The village has a community hall, a range of hotels and accommodation can be found in the locale and Alvie Primary School is located at Baldow on the northern edge of the village. The area has seen recent housing development including Baldow Meadows, a new build contemporary energy efficient residential development by Scotia Homes.

The Speyside Way walking route was extended from Aviemore to Kincraig in 2015, following the railway for much of the route.

Loch Insh lies immediately to the south of Kincraig, with the Insh Marshes Nature Reserve beyond. The Loch Insh Watersports Centre situated to the southeast of the village offers a range of activities including kayaking, canoeing, paddleboarding and archery. The Lagganlia Centre for Outdoor Education also located to the southeast of the village offers holiday accommodation and outdoor adventure activities. The very popular Highland Wildlife Park, 2 miles to the southwest of Kincraig, exhibits Scottish wildlife as well as endangered animals from mountainous and tundra regions around the world.

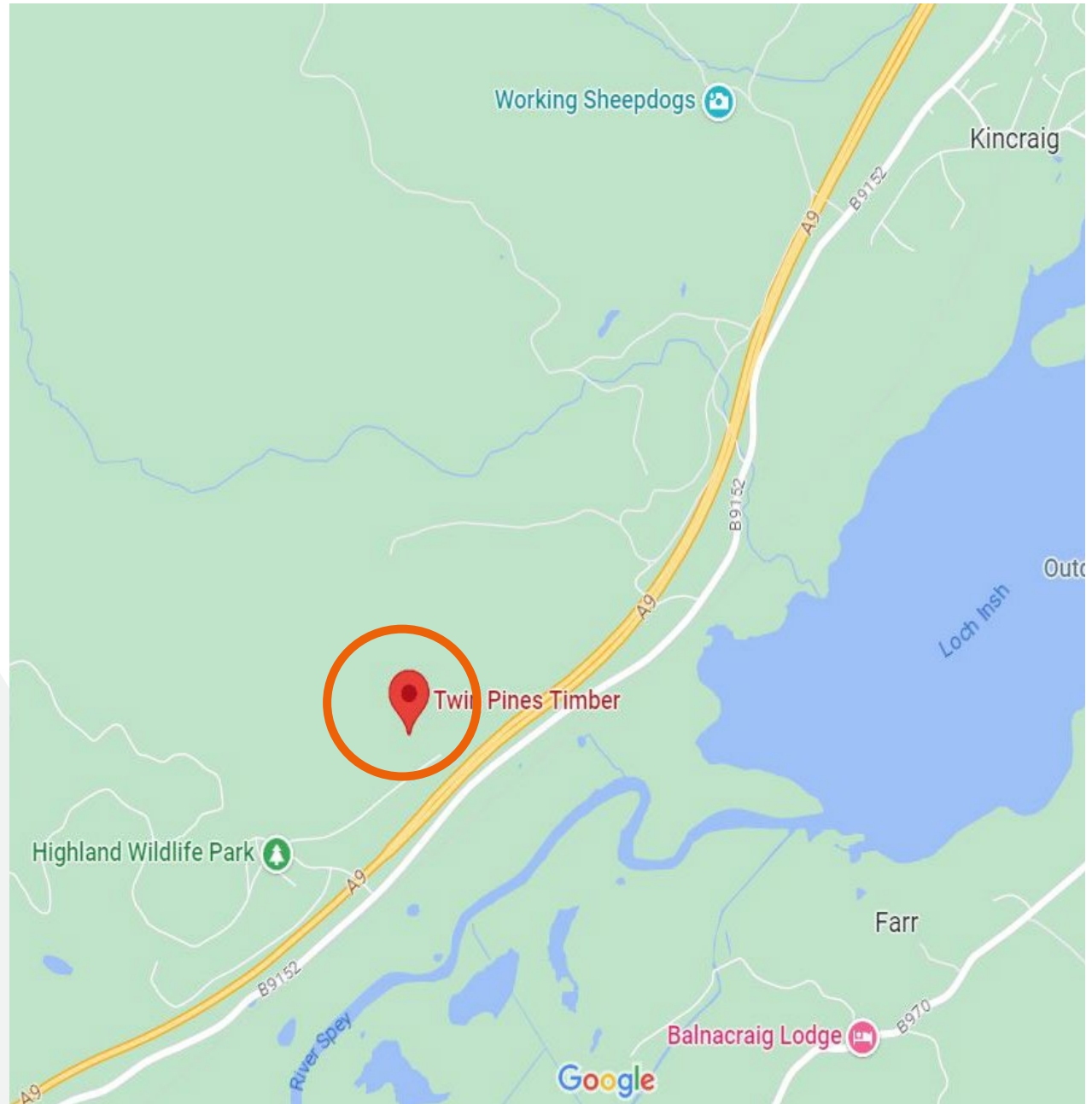
The subject property is located immediately adjacent to the entrance to the Highland Wildlife Park 2 miles to the southwest of the main village

DESCRIPTION

The subjects for sale comprises a timber/firewood processing business which operates from Meadowside Quarry occupying a site extending to approx. 0.96 Acres, held on a ground leasehold until November 2030.

The buildings included within the sale comprise a detached single storey staff ancillary unit of masonry construction under a flat mono-pitched timber framed roof clad with metal sheeting; a terrace of 4 metal container units with covered areas in-between providing further storage plus a detached single storey timber constructed wood processing building with double timber doors to the front and rear under a pitched metal sheet clad roof.

All existing on-site buildings, containers, plant and machinery are to be included within the sale. Further details including an inventory can be provided to seriously interested parties.



RATEABLE VALUE

We assume that the property will qualify for 100% rates relief in terms of the Small Business Bonus Scheme. This should be checked and confirmed.

EPC

Details available on request.

THE BUSINESS – TWIN PINES TIMBER LIMITED

Well established timber/wood processing business is offered for sale including all on-site buildings, containers, plant and machinery so it could continue to run without the need for any initial capital expenditure. Twin Pines Timber Limited - incorporated on 13th July 2021, has successfully operated going from strength to strength over the last 3 years and has built up a well-established local customer base which would transfer to any new business owner. The current owner has decided that they have built the business to a stage where it is now time to take a step back due to retirement plans. However, they are happy to work with new owners for a period to be agreed to ensure a smooth transition and business continuity. Accounts can be provided to seriously interested parties, through agreement with our client.

GROUND LEASE

The site which extends to approx. 0.96 acres is held on a ground lease from Dunachton Estate which commenced on 1st December 2020 and runs until 30th November 2030 with an unexpired term remaining of over 7 years. The current ground lease rental payable is £4,000 per annum, exclusive of VAT. The ground lease is subject to annual rent reviews.

SALE

The business is "For Sale" as a going concern including the ground leasehold interest along with all goodwill, the existing on-site buildings, containers, plant and machinery. **Offers over £75,000, exclusive of VAT, are sought.** The current wood stock on site is also included within the sale / available under separate negotiation.

VAT

VAT will apply to any transaction.

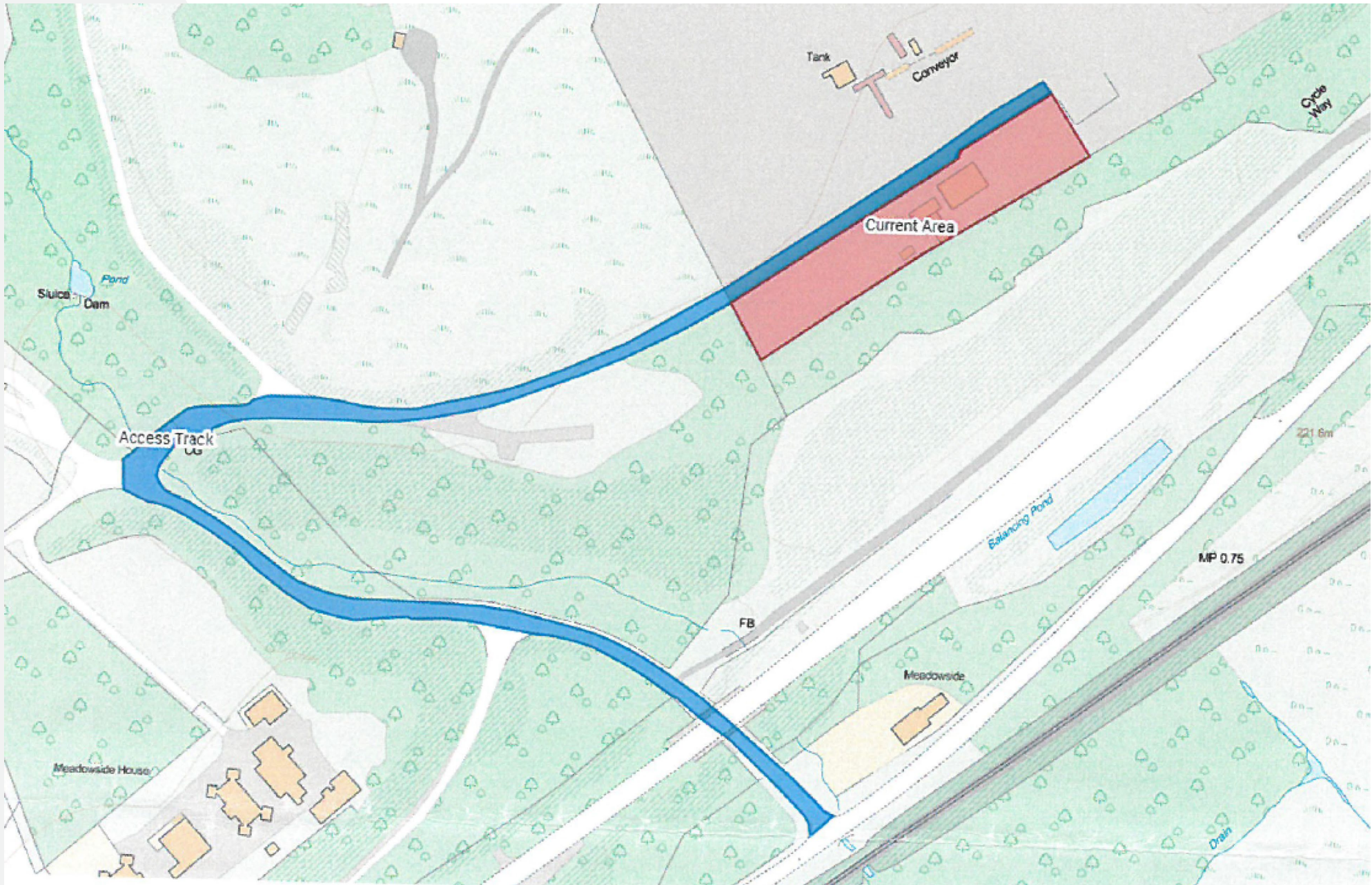
COSTS

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



INDICATIVE TIMBER YARD SITE BOUNDARY

TIMBER/FIREWOOD BUSINESS, MEADOWSIDE QUARRY, KINCRAIG



TIMBER/FIREWOOD BUSINESS, MEADOWSIDE QUARRY, KINCRAIG





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

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