

FOR SALE
RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



**Floors Lodge, Athole Court,
Dingwall, IV15 9SH**

- Gross Internal Area: 112.9 sq. m / 1,215 sq. ft
- Quoting Price: Offers over £100k (no VAT).
- Suitable for alternative uses / development opportunity (subject to planning)

LOCATION

The property is located in Athole Court which is a small close located immediately to the south of Dingwall High Street.

Dingwall is the main administrative hub for Ross-Shire and has a population of circa 5,500. Dingwall is approximately 15 miles north west of Inverness which is the main administrative centre for the Highlands and Islands.

DESCRIPTION

The property comprises an end-terraced, two-storey office building of traditional stone construction. The building is estimated to be over 100 years old and is understood to have originally been constructed as a residential dwelling.

ACCOMMODATION

Internally, the accommodation is arranged to provide four principal rooms, with two located on the ground floor and two on the first floor. A small kitchen area is fitted within one of the first-floor offices, and there is also a shared WC at first-floor level.

Externally, the property benefits from a garden area and a lean-to structure immediately to the south elevation.



Title documentation is available on request from the marketing agent.

The Gross Internal Area of the property extends to 112.9 sq. m / 1,215 sq. ft or thereby.

USE

The property was previously used as a Hairdressers (Assumed Use Class 1A) and office accommodation (Assumed Use Class 4).

Any alternative uses may be subject to a planning change of use application which is made through the local authority.

SERVICES

We understand the property is connected to main supplies for water and electricity.

RATEABLE VALUE

The combined Rateable Value of the property is £5,750.

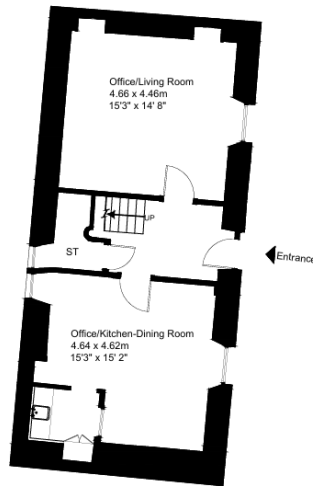
Any ingoing tenant may benefit from 100% Rates Relief under the Scottish Small Business bonus scheme.

PRICE

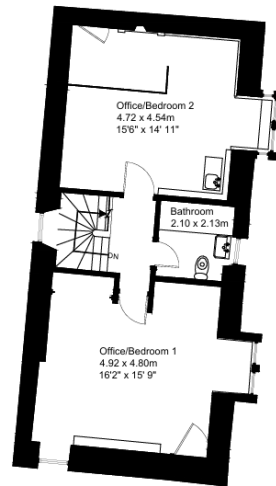
Offers over £100k (no VAT).







Ground Floor



First Floor

LEGAL COSTS

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the purchaser will be liable.

VAT

Not applicable

EPC

On Application.

ENTRY

By mutual agreement.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN



To arrange a viewing please contact:



ANNA MASSIE
Graduate Surveyor

anna.massie@g-s.co.uk
07803 896 938



KENNY MCKENZIE
Director

kenny.mckenzie@g-s.co.uk
07803 896 963

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.