

# THURSO | ORMLIE ROAD KW14 7DL



**FOR SALE**

**DEVELOPMENT OPPORTUNITY  
SUITABLE FOR RESIDENTIAL OR  
COMMERCIAL DEVELOPMENT\***  
PLANNING CONSENT GRANTED  
FOR 31,172 SQ FT RETAIL

\*subject to planning consent

## LOCATION

Thurso is mainland Scotland's most northerly town located on the north coast of Caithness, 110 miles north of Inverness.

The town lies at the junction of the north-south A9 and the west-east A836 roads. The area benefits from a ferry port with services to the Orkney Islands and a railway station with hourly services to Inverness and Wick.

The town has a resident population of 7,933 with a wider catchment of 9,112.

## DESCRIPTION

The site extends to approximately 9.22 Acres (3.73 ha).

The development site occupies a prominent corner position on Ormlie Road, south west of the town centre, adjacent to Thurso High School and Thurso railway station.

## PLANNING

The site benefits from outline planning consent for a Class 1 (retail) Superstore (31,172 sq ft / 2,896 sq m gross), housing, associated access and parking.

Subsequent consent for Matters Specified in Conditions approved and confirmation received from the council that both consents have been implemented.

Alternative uses on the site, including additional residential are considered likely to be supported by the council.

## INTIMATION OF INTEREST

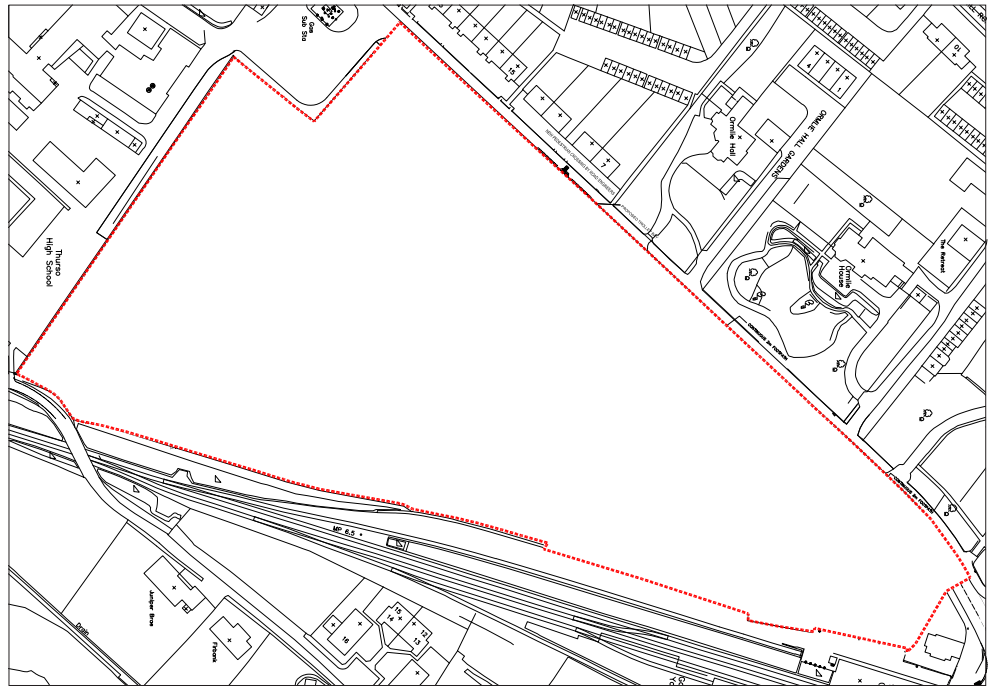
Interested parties are advised to note their interest in writing to the sole selling agents in order to be advised on any closing dates which may be set.

## PURCHASE TERMS

Offers are invited for our client's Heritable Interest in the whole of the site. Proof of funding will also be required to accompany any offer submitted.

## 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 or Land and Buildings Transaction Tax or VAT or registration dues incurred thereon.



## FURTHER INFORMATION

For further information please contact the sole selling agents Eric Young & Co - 0131 226 2641.

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