

FOR SALE

FOOD PRODUCTION UNIT

STANDALONE BUILDING
WITH SPECIALIST FIT-OUT

FLOOR AREA: 260 M² (2,798 FT²)

POPULAR & WELL-ESTABLISHED
DINGWALL BUSINESS PARK

EASY ACCESS TO A834, A862 & A9

SECURE SITE: CIRCA 0.445 ACRES
WITH DOUBLE GATED ACCESS

EXCELLENT ENERGY RATING: "A"

MAY SUIT A RANGE OF USES, STP

SALE PRICE: OFFERS OVER: £225,000



WHAT 3 WORDS



VIRTUAL TOUR

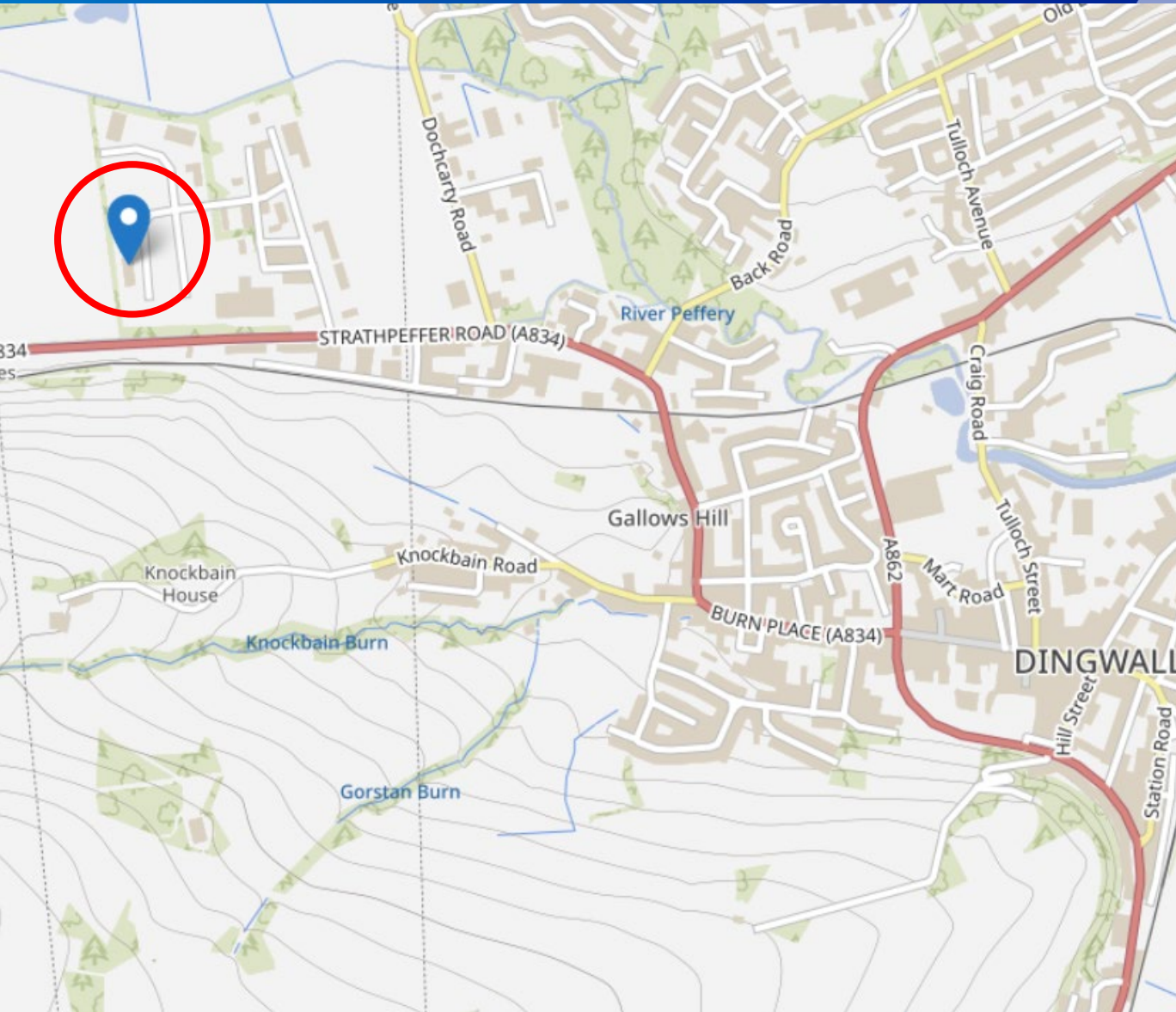
5 INCHRORY DRIVE, DINGWALL BUSINESS PARK, DINGWALL, IV15 9XH

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LOCATION

Dingwall is a historic market town and commuter settlement which sits at the head of the Cromarty Firth in Ross-shire situated in the Highlands of Scotland.

Dingwall, population 5,265 (2022 Census) lies approximately 14 miles northwest of Inverness, the UK's most northern city and capital for the Highlands and Islands. Inverness is the main administrative, retail and business centre for the region. The city is rapidly expanding and has a population of circa 48,248 inhabitants (Census 2022) projected to rise to 100,000 by the year 2030. The city is served by three trunk roads – the A9, A82 and A96 and is located approximately 104 miles west of Aberdeen, 158 miles north-west of Edinburgh, 169 miles north of Glasgow, 102 and 109 miles south of Wick and Thurso respectively and 65 miles north-east of Fort William. Dingwall enjoys good road connectivity with both the A835 & A862 connecting directly to the A9 trunk road.

Dingwall has a busy local mart, a substantial council office and is home to Ross County Football Club. Its location makes it a practical base for exploring the surrounding scenic area with easy connection to the highly popular NC500 route. The town benefits from both secondary and primary education facilities.

The town has a railway station on the Far North and Kyle of Lochalsh lines, providing direct services to Inverness and onward connections to the national rail network. Regular bus services run to Inverness and its airport at Dalcross, 9 miles to the east. Flights operate to airports across the UK and the Islands to the north and west of Scotland. British Airways operate daily flights to Heathrow and KLM operate daily flights to Amsterdam providing international connectivity to the rest of the world.

The subject property is located on the west side of Inchrory Drive in close proximity to Fodderty Way within Dingwall Business Park approximately 1 mile from Dingwall town centre. The business park is a fairly modern development comprising a mix of office and industrial units. Fodderty Way links directly to the main A834 Dingwall to Strathpeffer Road.

Standalone Unit within Secure Site



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise a standalone, single-storey food production facility. The main building is of insulated timber-frame construction with external timber cladding. The principal roof is pitched and hipped, clad with concrete interlocking tiles and incorporates a roof lantern along the ridge. A projection to the northernmost elevation appears to be of conventional masonry construction, externally roughcast, beneath a pitched and hipped roof clad with concrete interlocking tiles.

The front elevation incorporates an electric roller shutter door, with a further roller shutter door serving the packing room at the rear of the building. The windows are timber-framed and double-glazed, and the floors are of solid concrete construction. The office accommodation has plasterboard-lined walls and ceilings, while the factory areas have easy-clean plastisol-type wall linings and plasterboard ceilings. The floor within the main production area is laid to falls to facilitate drainage.

The accommodation is configured for specialist food production and is compartmentalised to provide an entrance hall, delivery area, office, changing and staff room, male and female toilets, pastry and dairy preparation area, meat, fish and vegetable preparation room, production kitchen, portioning room and packing room.

A covered area to the side provides access to two refrigerated containers and a container used for dry goods storage. In addition, there is a modular, purpose-built walk-in freezer of insulated panel construction, set on a concrete pad with ramp access to the side and rear.

There is an LPG-fired central heating boiler, with the LPG storage tank located within the site. Surface-mounted fluorescent strip and box lighting is installed throughout.

Externally, the site is generally level and predominantly surfaced with tarmacadam, providing car parking and loading areas to the front and side of the building. Grassed areas lie around parts of the site perimeter. The subjects are enclosed by timber post and wire mesh fencing, with double steel security gates providing access. The approximate site area is 0.445 acres. There is a shared access with the neighbouring unit.



FLOOR AREA

The property extends to the undernoted floor area:-

REF.	M ²	FT ²
Main Building	260.00	2,798

The external walk-in modular freezer extends to circa 86 m² (925 ft²).

RATEABLE VALUE

The property is currently listed on the Assessor's Valuation Roll with an NAV/RV of: £21,500.

PLANNING

The subjects have most recently been operated as a food processing unit. We have assumed that the subjects benefit from the relevant planning use consent, in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be permissible with the local planning authority subject to obtaining the relevant consent.

EPC

Excellent EPC Rating "A". The Energy Performance Certificate and Recommendation Report can be made available on request.

SALE TERMS

Our client's Heritable interest (Scottish equivalent of English Freehold) is available "For Sale" with vacant possession. Clean unconditional offers over £225,000, exclusive of VAT are invited.

As the sale is part of an insolvency case, the trustees do not offer any warranties or guarantees in connection with the subject property. Interested parties must satisfy themselves on all aspects of the property prior to purchase.

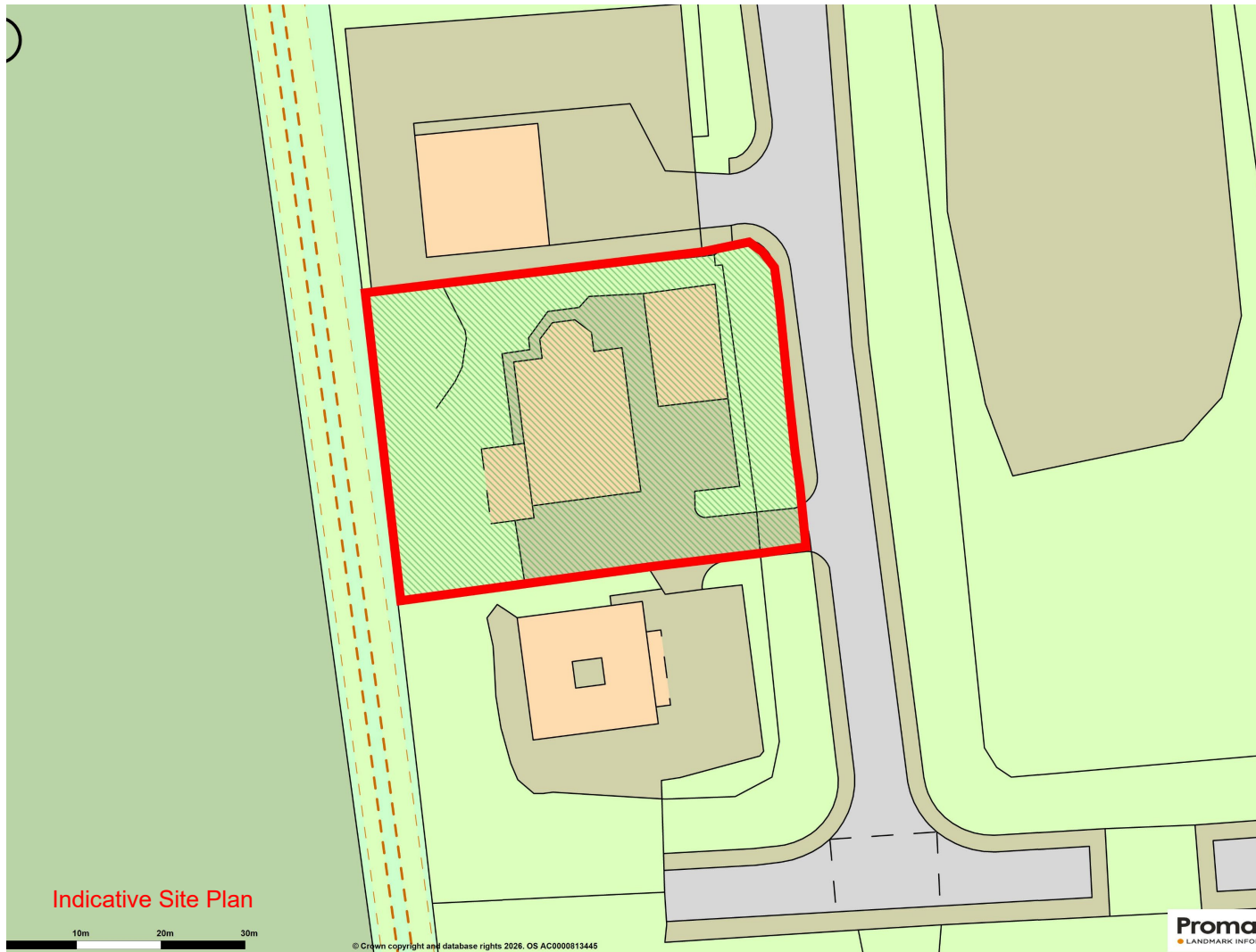
LEGAL COSTS & VAT

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.









J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: Sept 2026

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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