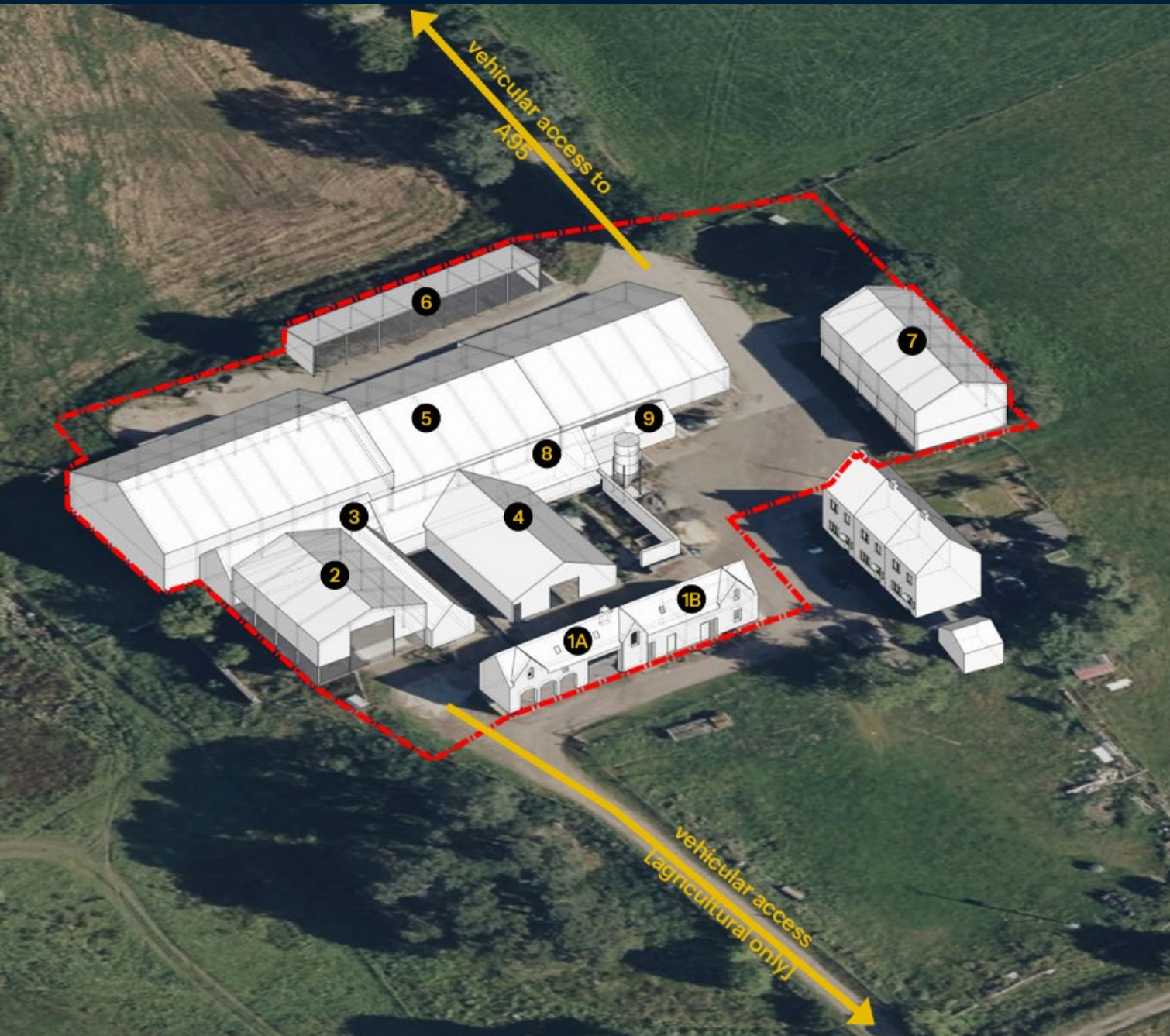


TO LET

AGRICULTURAL BUILDINGS WITH COMMERCIAL REDEVELOPMENT POTENTIAL



Ballintomb Steading, Dulnain Bridge, PH26 3LS

- Suitable for alternative uses / development opportunity (subject to planning)
- Ballintomb Steading comprises 9no. Structures excluding the terraced cottages
- Formally used for farming purposes which are no longer required
- Located within Cairngorm National Park
- The site is situated within close proximity to the A9

LOCATION

Ballintomb Steading is located on the outskirts of Dulnain Bridge within the Cairngorm National Park. The buildings originally provided farm accommodation for Muckrach Estate.

The Steading is no longer required for farming purposes, and the Estate is seeking to find alternative commercial only uses which keep the buildings in operation.

Access is from the A95 by means of an untarred track. The farm buildings are surrounded by unsurfaced hardstanding.

Three terraced houses are located to the south east of the site.

EXISTING STEADING ACCOMMODATION

Ballintomb Steading comprises 9no. Structures excluding the terraced cottages.

BUILDING	SQ M	SQ FT
1A + 1B	175.75	1,892
2	277	2,982
3	181.11	1,949
4	255.19	2,747
5	1,589.42	17,109
6	176	1,895
7	261.48	2,815
8	211.44	2,276
9	75.49	813
Total	3,202.88	34,475

EXISTING STEADING ARRANGEMENT

Building 1A + 1B — Existing Livestock Storage

The subjects comprise a steading building of traditional stone construction beneath a pitched roof clad in slate. Internally flooring is a mixture of bare stone and solid concrete flooring with walls being a mixture of timber cladding and bare stone. Natural lighting is provided by timber framed single glazed window units.

Building 2 — Existing Bale Storage

This building comprises open storage of steel frame construction partially externally clad in timber beneath a pitched roof clad in corrugated cement fibre sheeting. The floor is solid concrete

Building 3 — Existing Storage

This building is of traditional stone construction beneath a pitched and slated roof. Internally the subjects benefit from solid concrete flooring with bare stone walls

Building 4 — Existing Livestock Storage

This property is of block construction beneath a pitched roof clad in corrugated cement fibre sheeting with solid concrete flooring and bare stone walls

Building 5 — Existing Silage Pit / Storage

This is of steel portal frame construction with block infill walls beneath a pitched roof clad in corrugated cement fibre sheeting. Internally flooring is of solid concrete design.

Building 6 — Existing Storage

This property is of steel portal frame construction with three elevations having block infill walls to dado level with the remainder being cement fibre sheeting, beneath a mono-pitched roof clad in corrugated cement fibre sheeting. Internal flooring is of solid concrete design.

Building 7 — Existing Silage Pit

This is of steel portal frame construction with block infill walls part rendered externally, part clad in corrugated metal cladding. Internal is of cement fibre steel roof and the flooring is of solid concrete.

Building 8 — Central Shed / Existing Storage

This is a mixture of block and stone walls partially rendered externally beneath a pitched roof with limited visibility of construction type. Internally flooring is of solid concrete design.

Building 9 — Workshop / Existing Storage

This is of block construction rendered externally beneath a pitched roof clad in corrugated cement fibre sheeting with a lean-to roof clad in corrugated metal. Internally flooring is of solid concrete design with walls and ceilings being plasterboard lined and natural lighting provided by timber framed single glazed window units.

VEHICULAR ACCESS

The site is accessed from the junction of the A938 and the A95 (a trunk road). The existing access serves agricultural buildings and three occupied dwellings, establishing a current point of access, although visibility is restricted by road layout, topography and existing features.

With a 60mph speed limit, visibility splays of 215m in both directions are required in line with Highland Council guidance. As such, the existing access arrangement may not meet current standards for certain uses.

Any proposed change of use may trigger a review of the access arrangements. Given the A95's trunk road status, consultation with Transport Scotland and the local Roads Authority would be required. Incoming tenants should satisfy themselves as to the suitability of the access and may wish to seek advice from a transport consultant regarding any potential requirements.

USE

The current use of the property is for farming purposes.

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

ASBESTOS

Asbestos Survey Report available on request from marketing agents.

RENTAL

At present, we are inviting expressions of interest, so pricing has not yet been finalised.

LEGAL COSTS

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

VAT

It should be noted that all figures quoted are net of VAT.



View inward from south showing Building 1A, 1B, 7 & Ballinfomb Cottages [L-R]



Building 1A & 1B from south east corner [L-R]



Inside of Building 1A looking towards south-east



Inside of Building 1A looking towards north east



Inside of Building 2 looking towards south

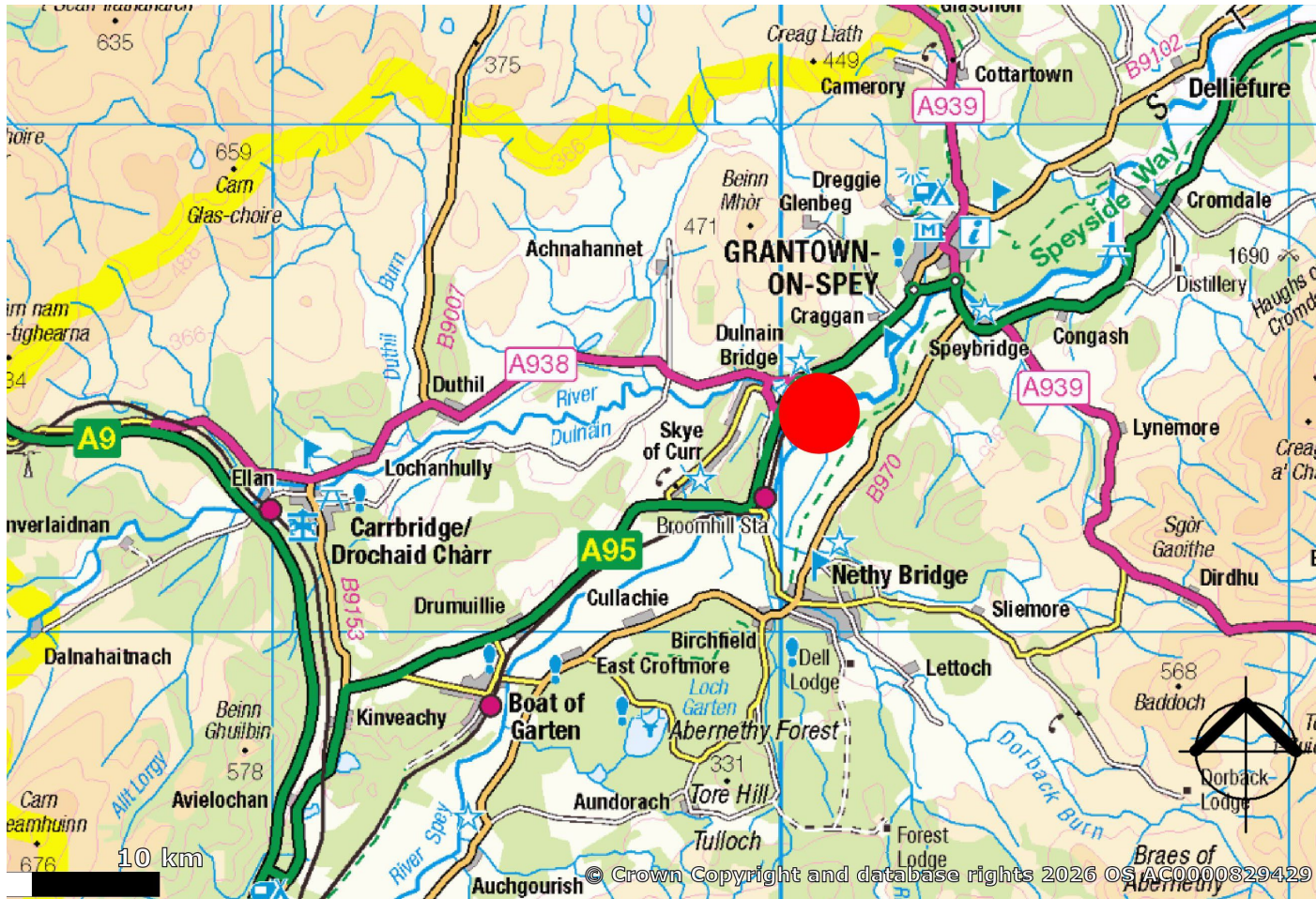


Inside Building 5 looking north east

(more photos available on request from marketing agent)

VIEWING + OFFICE ADDRESS

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