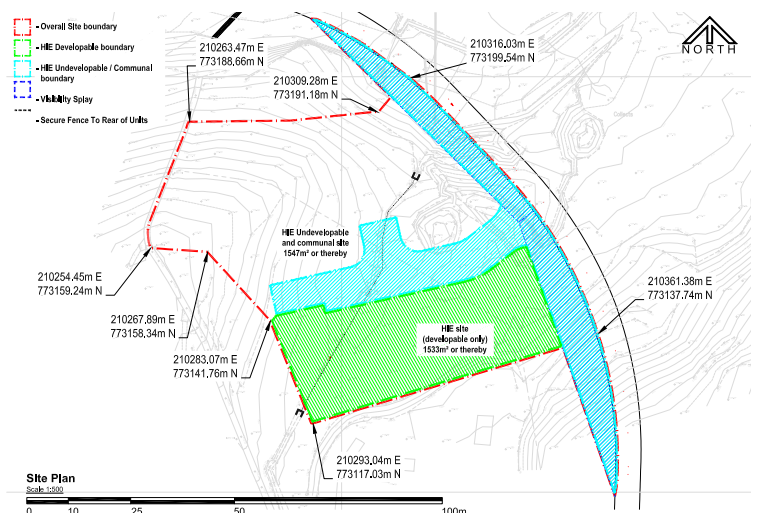


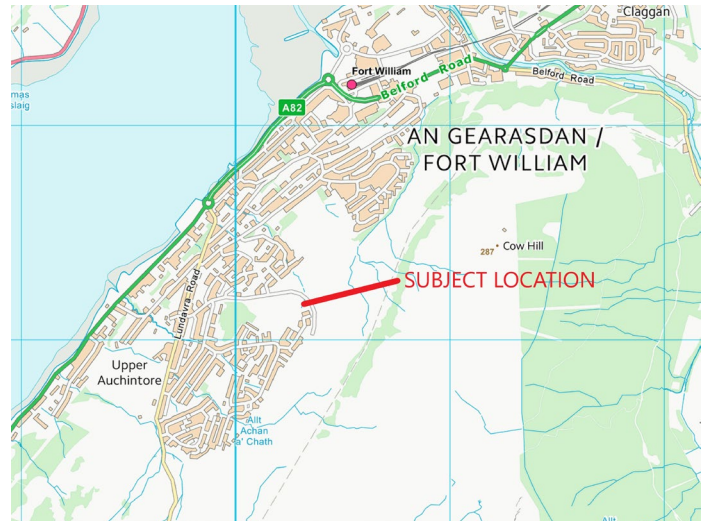


Land at Connochie Road, Upper Achintore, Fort William PH33

Development land with the benefit of planning permission

- Gross Site Area: 0.76 Acres (0.31 Hectares)
- Price: Offers invited
- Planning permission secured for up to 4 commercial units.
- Use Classes 4 and 6 permitted.
- Site Available from Mid/Late 2024





LOCATION

The site is situated in Upper Achintore on the southern outskirts of Fort William immediately to the south west of Connochie Road.

Fort William is the largest town in the Highlands and has a population of circa 10,500 persons. The subject property is approximately 1km from the A82 trunk road. Inverness is situated approximately 66 miles to the north east and Glasgow is 122 miles to the south. Fort William also benefits from a railway station on the West Highland Line as well as regular bus links to Inverness and Glasgow.

DESCRIPTION / PROPOSED DEVELOPMENT

The subject site is to be sold for the proposed development of commercial units in order to meet local demand. Owner-occupier developments will also be considered. Please note proposals for open storage will not be considered.

Planning permission is in place and a commitment to developing the site in line with this planning permission (or similar) will be a condition of any sale. Offers to develop part of the site in a similar way may also be considered on a case-by-case basis.

The subjects presently comprise unsurfaced land laid in grass. The subjects do not currently benefit from road infrastructure meaning any developer will be required to develop this. Construction of a community facility is currently being explored immediately to the north of the site and a right of access over the subject site will therefore be required.

ACCOMMODATION

The Gross site area of the subjects extends to 0.76 Acres / 0.31 Hectares or thereby. The site area is shown green and turquoise in the site plan attached. Of this area 0.38 Acres/0.15 Hectares is developable based on the current planning in place.

SERVICES

The site is not serviced at present although it is our understanding that mains drainage, water and electricity is available at the site boundary via the access road. Interested parties are advised to satisfy themselves as to availability and cost of connections.

PLANNING

Further information on the planning permission in place is available on the Highland Council planning portal and on application. The subject planning reference is 13/01705/FUL.

In summary there is planning permission in place for the development of 4 commercial units in a single terraced building plus ancillary access and dedicated parking. This permission restricts the use of the subjects once completed to Classes 4 and 6 of the Town & Country Planning Use Classes (Scotland) (Order) 1997.

SALE PRICE

Offers are invited.

SALE TERMS

It will be a condition of any sale that the purchasers enter into a Section 32 (Minute Of) Agreement, whereby the future Use of the subjects is restricted to Classes 4 and 6 of the Town & Country Planning Use Classes (Scotland) (Order) 1997.

DEVELOPMENT TIMESCALE

Under the Section 32 Agreement the purchaser shall be required to fully complete a development within two years of the date of entry. If the purchaser fails to fully complete the development within this period, then HIE shall be entitled at any time thereafter to purchase the subjects from the proprietor at a price representing the Market Value at the time.

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/communitysupport/communityassets/assettransferrequests.html>

LEGAL COSTS

Each party will meet their own legal costs. The purchaser will be responsible for LBTT and title registration costs where applicable.

ENTRY

To be agreed between parties.

VAT

All figures quoted are net of VAT. VAT applicable to sale price.

To arrange a viewing please contact:



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John MacBean

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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.

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2023