

UNDER OFFER



FG Burnett



For Sale - Development Opportunity

Site 1, Lochalsh Business Park

Auchtertyre, IV40 8EG

Site extending to 1.20 acres (0.49 hectares) gross approx

- Suitable for Use Class 4, 5 and 6
- Significant proportion of site subject to servitude right of access



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



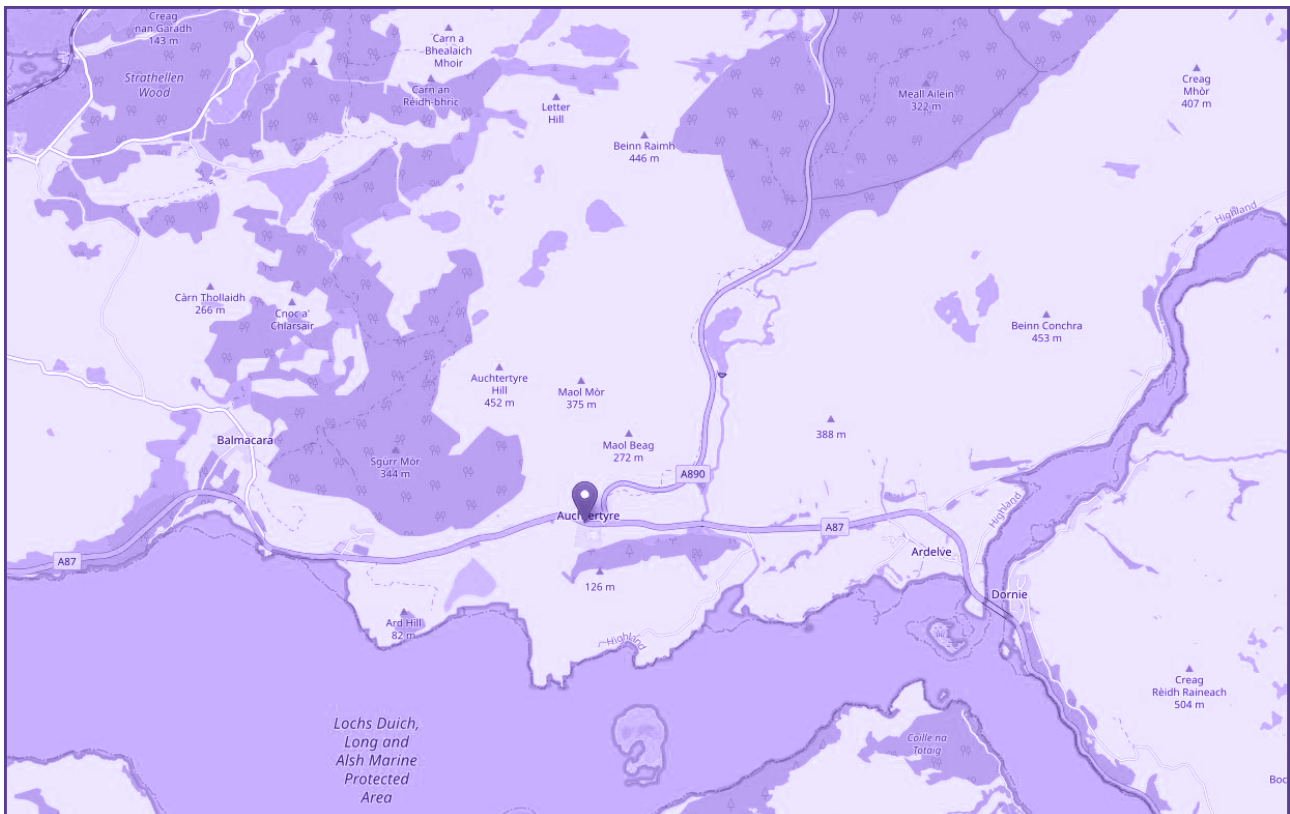
All enquiries:

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fgburnett.co.uk

savills.co.uk



Location

The subjects are situated in Auchtertyre, which lies approximately 5 miles east of Kyle of Lochalsh in the Scottish Highlands, in Lochalsh Business Park, to the south of the A87 trunk road.

Description

Lochalsh Business Park has been developed by Highlands and Islands Enterprise. Site 1 is located to the west end of the estate and generally consists of semi-mature tree cover. A small burn runs along the east of the site. The entire Business Park was formerly a quarry.

Site Area

Site 1 extends to an overall gross area of 1.20 acres (0.49 hectares) or thereby. However, it should be noted that a proportion of the site is not fully developable due to part of it being subject to a servitude right of access to SSE and Scottish Water who have a sub-station and two pumping stations adjacent to the site. The servitude extends over all of the existing tarmac road within the site, preventing the road from being altered or built on. Plans and further information available on request.

Access & Services

Mains supply water and electricity are available in close proximity to the site boundary. Access to the site will be taken from the existing adopted access road however, purchasers should satisfy themselves as to these access arrangements and the proximity of all services.

A right of access exists over part of the site to provide access to an electricity sub-station (owned by SSE) located to the western boundary of the site. Further information can be provided upon application.

Sale Conditions

HIE are seeking offers in respect of the whole site. The sale will be subject to the purchaser seeking HIE's consent to all plans/proposals. The entrance to the site and access road is subject to a deed of condition. As part of the sale Plot 1, these common areas will be included in the sale.

No service charge or common management is currently in operation in the Estate.

Planning

We understand the site is zoned for business, light industrial and storage uses. Interested parties are advised to make their own enquiries with the Highland Council. The current local development plan also recommends increased flexibility on land use in the business park to attract new enterprises and jobs.

Sale Conditions / Development Timescale

The sale will be subject to the purchaser gaining planning permission for the proposed development prior to completion.

It will also be subject to a Section 32 Agreement, which will restrict the use of the proposed development and oblige the purchaser to complete the development within 2 years of conclusion of the sale.

Price

Offers invited.

VAT

VAT will be payable in addition to the sale price.

General

A closing date will be set for receipt of formal offers. 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.

Legal Costs

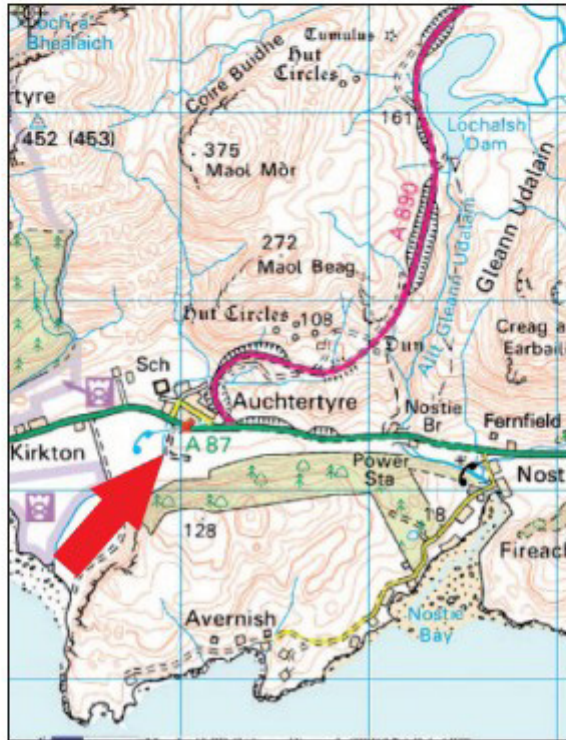
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Savills are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification. FG Burnett and Savills will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.



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