



FG[®] Burnett

For Sale

Land at Connochie Road, Upper Achintore

Fort William, PH33 6TY

Gross Site Area: 0.8 acres (0.32 hectares) approx.

- Development land with the benefit of planning permission
- Price: Offers in the region of £55,000 + VAT
- Planning permission secured for up to 4 commercial units
- Use class 4 permitted

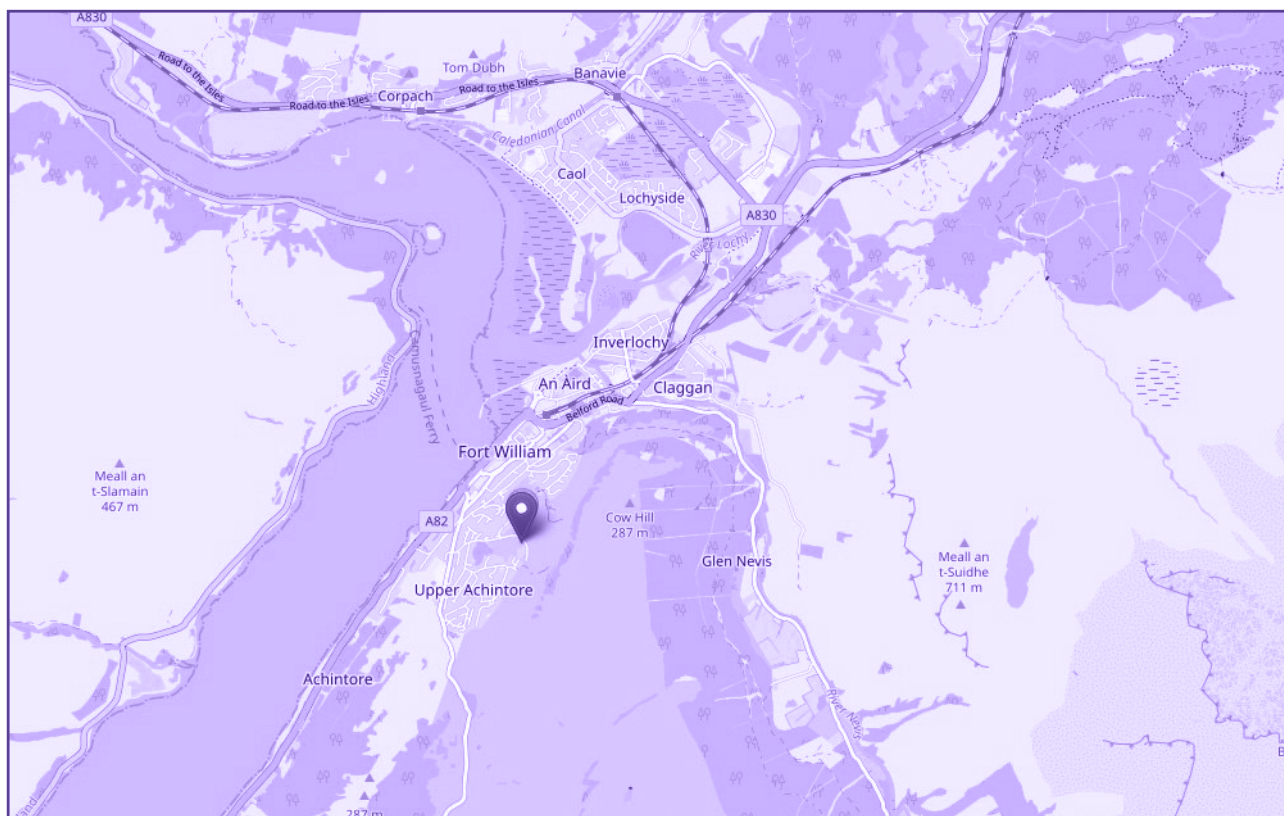


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:
01224 572 661

fgburnett.co.uk



Location

Fort William is the principal commercial and service centre of Lochaber and the wider West Highlands, offering a vital economic base for both local residents and visitors. With a town population of around 10,300 people — supported by a wider catchment in Lochaber of approximately 19,000 residents — the town offers a strong range of amenities including schools, healthcare, retail and leisure facilities.

Fort William also benefits from a railway station on the West Highland Line as well as regular bus links to Inverness, approx. 66 miles to the north east and Glasgow, 122 miles to the south.

The site is situated in Upper Achintore on the southern outskirts of Fort William immediately to the south west of Connachie Road, approximately 1 km from the A82 trunk road.

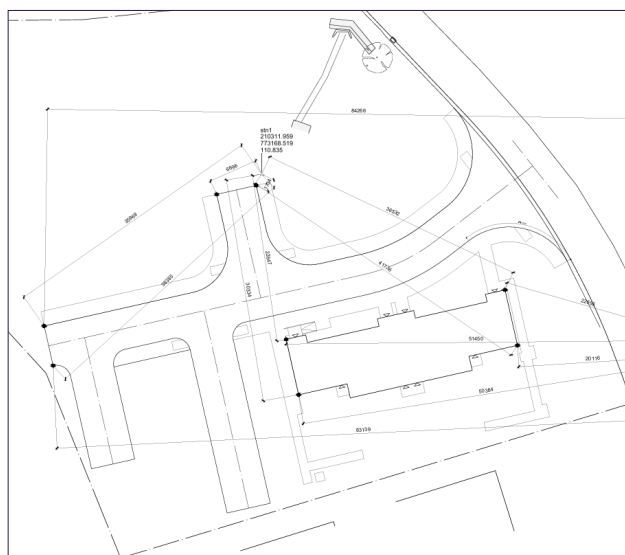
Description/Proposed Development

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.

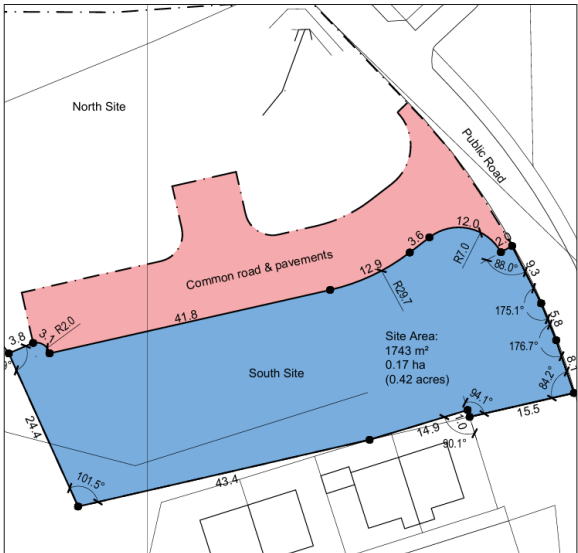
The subject of sale includes the areas shaded blue and pink on the plan overleaf. The purchaser will have an obligation to develop the access road highlighted in pink and grant a right of access over this road to any occupier of the northern area of the site. Maintenance of the access road will thereafter be shared between the north and south occupiers.



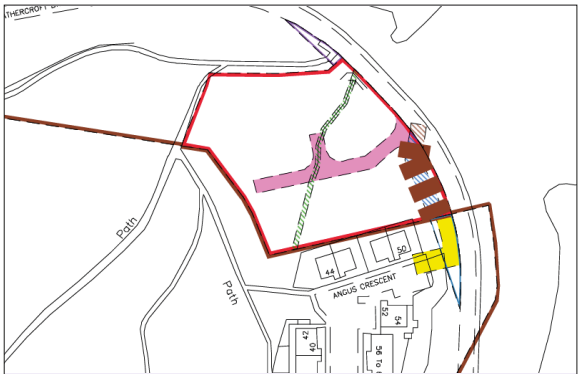
Indicative Site Layout Plan

Site Area

The site area of the subjects extends to 0.8 acres (0.32 hectares) approx. The site area is shown shaded blue and pink on the plan below. Of this area, 0.42 acres (0.17 hectares) is developable based on the current planning in place. Please note a culvert runs beneath the site and there is a non developable area of the site at the eastern boundary. The design and subsequent planning permission take account of these features. Interested parties are to satisfy themselves relative to the current planning permission.



Sale to include areas highlighted blue and pink



Title Plan showing culvert & non-developable area

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 and scheme elevations as per planning drawings overleaf.

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 Title 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, which includes the construction of the access (coloured pink on the plan).

Price

Offers in the region of £55,000 exclusive of VAT.

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

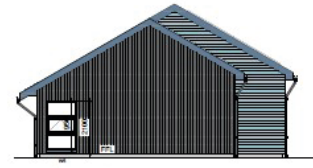
To satisfy HMRC and RICS guidance, FG Burnett are required to undertake AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements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

Entry

On conclusion of legal missives.



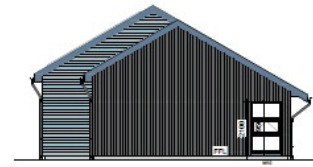
North Elevation Scale 1:100



West Elevation Scale 1:100



South Elevation Scale 1:100



East Elevation Scale 1:100

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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