

FG Burnett

For Sale

Site 14, Broadford Industrial Estate

Broadford, Isle of Skye, IV49 9AP

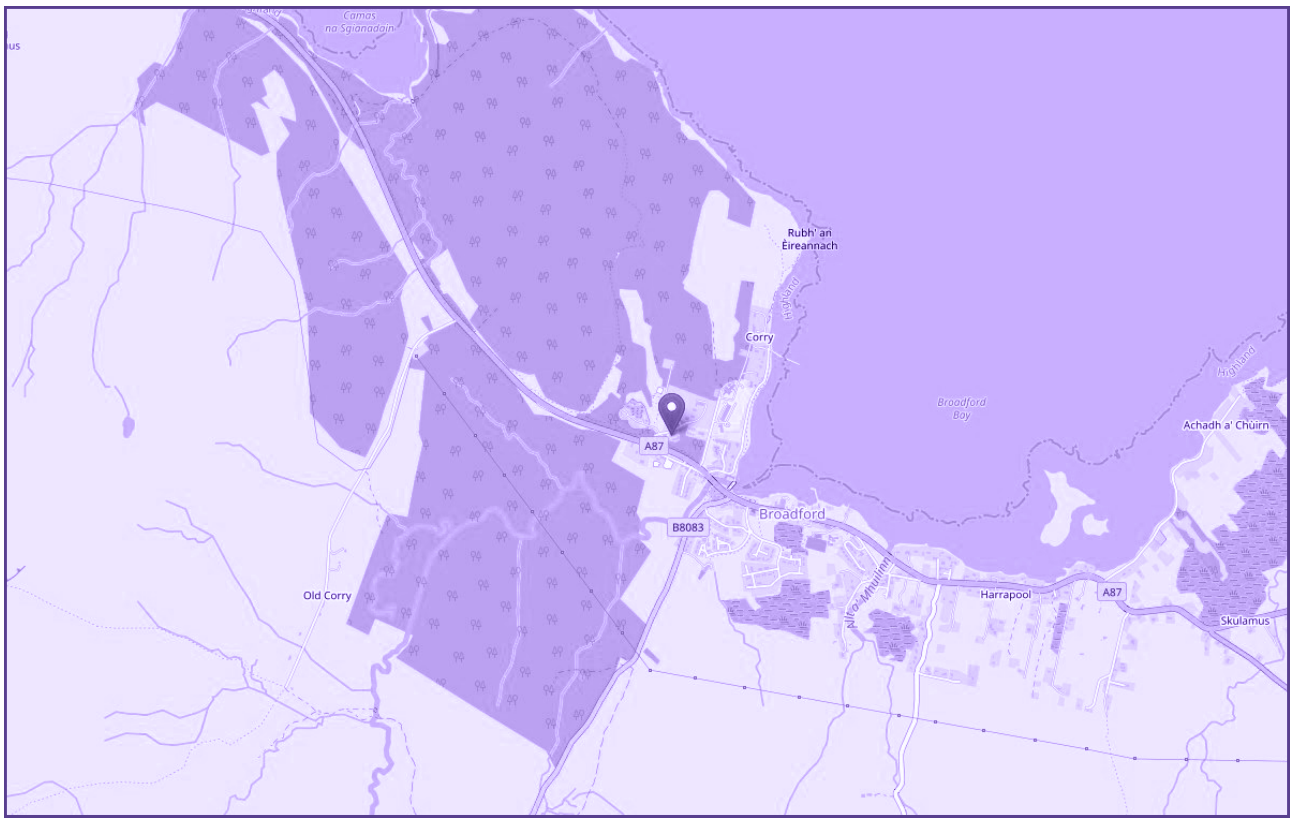
0.42 acres | 0.17 hectares (approx.)

- Commercial development opportunity
- Development land with planning permission for 4 commercial units
- Use Classes 4 and 6 permitted

HIE
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

All enquiries:
01224 572 661

fgburnett.co.uk



Location

Skye is an iconic island on the west coast of Scotland, with a diverse economy underpinned by a global tourism market, with over 650,000 visitors annually. The marine economy, agriculture and forestry are important sectors and the community ownership of assets is increasingly important.

The industrial estate has direct access from the A87 trunk road, to the northern end of the village of Broadford on the Isle of Skye. The estate has a variety of occupiers including UHI, West Highland Free Press, Saint Gobain Building Ltd, Menzies Distribution, Camping Skye and Broadford Backpackers Hostel, with the new Broadford Hospital immediately adjacent.

Broadford is located to the south eastern end of the Isle of Skye, close to the Skye Bridge, so access to and from the mainland is excellent. Inverness is approximately 90 miles east of Broadford and the village benefits from regular bus links to the mainland and the rest of Skye.

Description/Proposed Development

Planning permission is in place and a commitment to developing the site for owner occupier use or for business units to lease in line with this planning permission (or similar) will be a condition of any sale. Detailed drawings and reports are available to the developer.

The subjects comprise an area of undeveloped land to the eastern end of Broadford Industrial Estate. The site is of conventional shape and relatively flat.

Electricity, water and drainage are understood to be available nearby from the common estate road. However, interested parties are advised to satisfy themselves as to availability.

Access is via a partially unadopted road which is therefore subject to shared maintenance obligations. A bellmouth access to the site will be created, with a deed of condition regulating maintenance obligations.

Scottish Water are currently in the process of attaining a wayleave across part of the site. Further information can be provided on application.

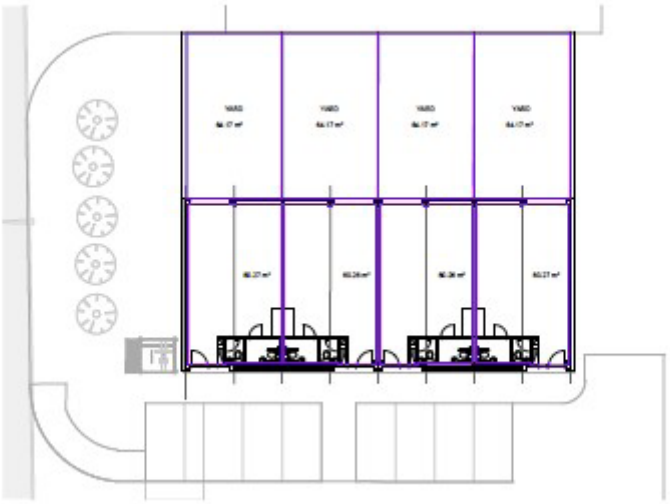
Site Area

The site extends to 0.42 acres (0.17 hectares) approx.

Planning

The site is currently zoned for “Industry” use in the West Highlands & Islands Local Development Plan under planning reference BF15. It benefits from having planning permission for developing a terrace of four commercial units (shown in the attached plan).

Further information on the planning permission in place is available on the Highland Council planning portal and on application. The subject planning reference is 21/02544/FUL.



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.

Price

On application.

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

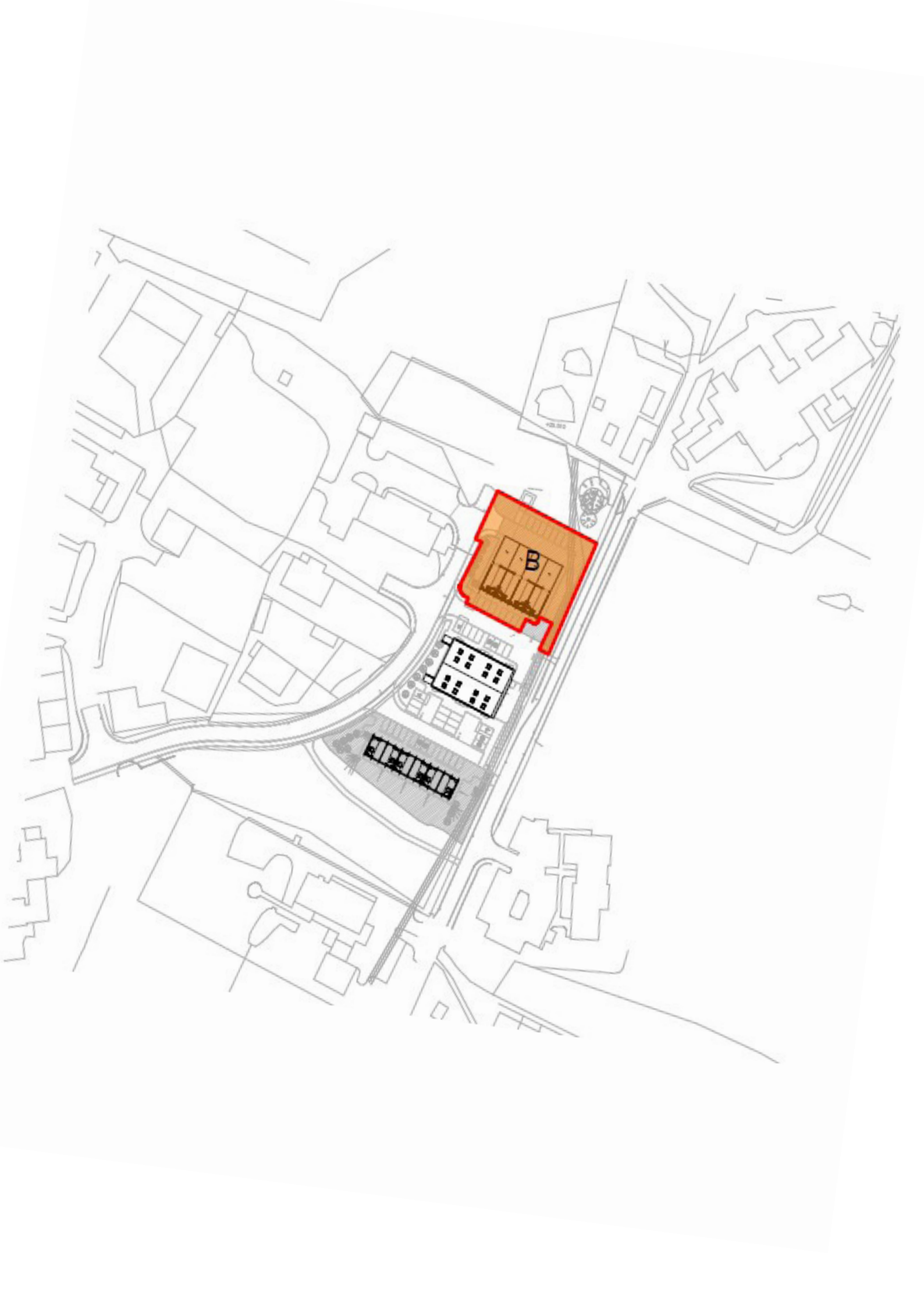
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a purchaser. 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.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Viewings & Offers

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

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