

FOR SALE
COMMERCIAL OPPORTUNITY (SUBJECT TO PLANNING)



**Riverford, Conon Bridge,
Dingwall, IV7 8HP**

- Gross site area: 3.21 acres / 1.3 hectares or thereby
- Current zoning: Business
- Guide price: On application

LOCATION

The subject site is located on the southern outskirts of the village of Conon Bridge in Ross-shire (Scottish Highlands). The subject site sits on the A862 which is approximately 1 mile away from the A835 trunk road. The A835 links with the more prominent A9 Trunk Road at Tore approximately 5 miles southeast of the subjects.

The site sits adjacent to a new housing development known as Conon Woods. The development created by Tulloch Homes will provide a mixture of 2, 3 and 4 bedroom houses.

Surrounding properties to the subjects comprise scattered residential dwellings in a rural setting with a commercial vehicle garage sitting adjacent to the subjects.

Conon Bridge has a growing population which at the last census was recorded as being 1660 people. It sits opposite the village of Maryburgh, close to the market town of Dingwall. Conon Bridge is situated approximately 13 miles north west of Inverness which is the main administrative centre for the Highlands and Islands, lying approximately 150 miles north of Edinburgh and approximately 105 miles west of Aberdeen. Conon Bridge benefits from a railway station on the Far North Railway Line and also has regular bus connections to Dingwall and Inverness.

DESCRIPTION

The site extends to a gross development area of 3.21 acres/ 1.3 hectares or thereby.

GUIDE PRICE

On application

PLANNING

The site is currently zoned for 'Business' use.

The relevant planning application on the planning portal is 23/00300/FUL.

SERVICES

We understand that the site will benefit from connection to utilities and drainage nearby, however potential purchasers require to make their own enquires in this regard.

LEGAL COSTS

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

VAT

Applicable

ENTRY

By mutual agreement.



Red - Residential / Blue - Commercial

To arrange a viewing please contact:



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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. Date Published: January 2026

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.