

Ryden

FOR SALE

COMMERICAL DEVELOPMENT
OPPORTUNITY
0.76 ACRES (0.31 HECTARES)



TOWN CENTRE

SUBJECT SITE



LAND AT
CONNOCHIE ROAD
UPPER ACHINTORE
FORT WILLIAM
PH33

PLANNING PERMISSION
SECURED FOR UP TO 4
COMMERCIAL UNITS

USE CLASSES 4 AND
6 PERMITTED

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



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

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.

SALE PRICE

Offers are invited.

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.

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.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**DEVELOPMENT
LAND WITH
THE BENEFIT
OF PLANNING
PERMISSION**



FOR SALE

**0.76 ACRES
(0.31 HECTARES)**



**LAND AT
CONNOCHIE ROAD
FORT WILLIAM**

GET IN TOUCH

Please get in touch with our agent for more details.

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