



## Development Site, North Ballachulish Industrial Estate, Old Ferry Road, Fort William PH33 6SA

- Site Area: 0.82 acres / 0.33 hectares or thereby
- Development potential
- Guide Price: £18,000 + VAT



## LOCATION

The subjects are situated to the rear of North Ballachulish Industrial Estate, Old Ferry Road, Fort William. The estate is positioned 200 metres from the A82 trunk road in North Ballachulish. There are a range of commercial occupiers on the estate whilst there are residential dwellings on the northern and western boundary of the site. The Loch Leven Hotel is located at the entrance to the Estate

North Ballachulish is positioned approximately 13 miles south of Fort William and 44 miles north of Oban in the western Scottish Highlands. It benefits from sitting adjacent to the A82 trunk road connecting Fort William with Glasgow.

## DESCRIPTION

The site comprises of an area of land to the rear of North Ballachulish Industrial Estate. The site is relatively flat and contains vegetation and trees. Outwith the boundary, a Scheduled Monument is located to the East which will create a constraint on any proposed development.

## SITE AREA

The site as shown on the plan extends to 0.82 acres / 0.33 hectares on thereby.

## ACCESS

Access is available from the existing estate road with contributions due for its upkeep and repair. The solemn of the road will be sold with this site, with other occupiers having rights of access. Full details available on request.

## SERVICES

It is understood that services are in close proximity to the site however, purchasers should satisfy themselves as to the availability and adequacy of all services.

## PRICE

Guide Price: £18,000

## PLANNING/ONGOING USE

Interested parties should make their own enquiries to the Highland Council in regard to what planning permission

can be attained on the site. However, it should also be noted that HIE, in their role as an economic and community development agency, will have a preference to sell the site to users that will generate economic activity on site.

Alternative uses will be considered.

## DEVELOPMENT TIMESCALES

A Section 32 Agreement will be used to burden the title with the prescribed timescales. The timescales will normally be a total of 36 months with 12 months to achieve planning and 24 months to complete the proposed development of the land. If Planning Permission and Development are not completed within the agreed timescale, HIE will have the option to buy back the land.

The S32 will also restrict use of the site to that proposed by the buyer.

## GENERAL

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. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/communityassets/asset-transferrequests>.

## VAT

It should be noted that VAT will be payable on all transactions.

## LEGAL COST CONTRIBUTION

Any purchaser will be required to contribute towards the sellers' legal costs up to a maximum figure of £1,500

## VIEWING

Access by foot available at any time.

## ENTRY

By Agreement.



To arrange a viewing contact:



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Property Manager  
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## IMPORTANT NOTICE

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6. Date of Publication: June 2022