



Centrally located site in Drumnadrochit, IV63 6TX

Rarely available development site / units available in heart of popular tourist village

- Gross site area 3.10 acres or thereby
- Guide price: on application
- Planning permission granted for formation of mixed use village core
- Prominent location on main thoroughfare
- Planning ref. 194/027624/FUL



OPPORTUNITY

The site represents an opportunity to acquire prime commercial development land within an established tourist village. The site will form part of a wider residential development. Our client will consider sale of part or design and build opportunities. Further details on application to the marketing agent.

LOCATION

Situated approximately 20 minutes drive from the Highland capital of Inverness, Drumnadrochit is located on the shores of Loch Ness. The village and the famous loch on its doorstep are popular all year round tourist destinations.

DESCRIPTION

This development site is situated adjacent to the main A82 Inverness to Fort William trunk road and enjoys a high profile position on a gateway site adjacent to an expanding residential neighbourhood.

SITE AREA

Gross Development Area 3.10 acres or thereby.

Title plan available to seriously interested parties.

GUIDE PRICE

On application

SERVICES

We understand that the site will benefit from connections to utilities and drainage nearby however,



potential purchasers should make their own enquiries in this regard.

LEGAL COSTS

Each party will pay their own legal costs should LBTT or registration dues be applicable the purchaser will be liable.

VAT

Applicable

ENERGY PERFORMANCE CERTIFICATE

Not applicable

PLANNING REFERENCE

194/027624/FUL Formation of mixed use village core of nursery, office space and retail (food and non-food). Further information is provided on the Highland Council planning portal. Supporting information available from the marketing agent.

To arrange a viewing please contact:



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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

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