



## Site 16, Broadford Industrial Estate, Broadford, Isle of Skye IV49 9AP

- Development land with planning permission for 6 commercial units.
- Site Area: 1.10 Acres / 0.45 Hectares or thereby
- Use Classes 4 and 6 permitted.



## LOCATION

The subjects are situated within Broadford Industrial Estate to the west of the village of Broadford, Isle of Skye. Surrounding occupiers include, Menzies Distribution and the new Broadford hospital. The seller is also developing new units on the adjacent plot.

Broadford is located to the south eastern end of the Isle of Skye and is situated between the Skye Bridge and Portree. Portree is approximately 25 miles to the north west whilst Inverness is approximately 88 miles to the east. The village benefits from regular bus links to the mainland and remaining island.

## 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 and car parking for the site will be created, with a deed of condition regulating maintenance obligations. A service charge will apply in respect of this.

A path linking the site to the adjacent hospital will be created across the south of the site.

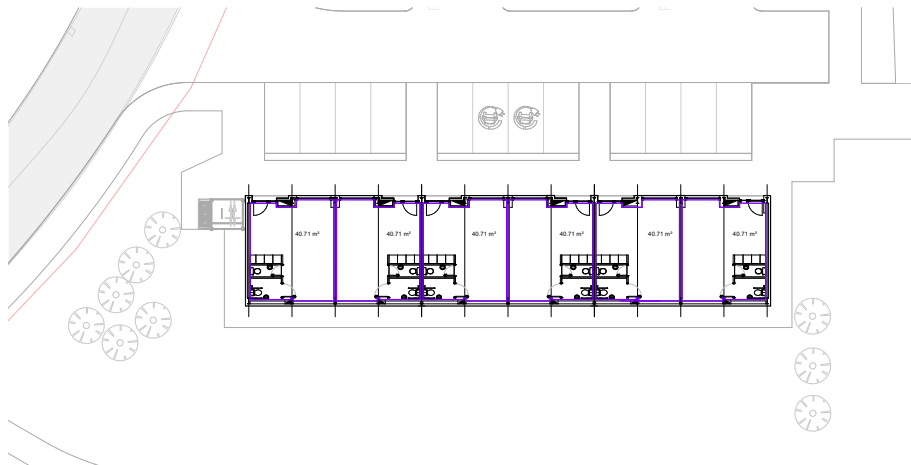
## SITE AREA

The site extends to 1.10 acres / 0.45 hectares or thereby. The southern area of the site has significant sloping meaning approximately 0.37 acres/0.15 hectares is developable.

## PLANNING

The site is currently zoned for "Industry" use in the Western Highlands & Islands Local Development Plan under planning reference BF15. It benefits from having planning permission for developing a terrace of six 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 TIMESCALES

All sales will be conditional on the site being developed in line with the current planning permission in place, or similar. Proposals for open storage/ yards will not be considered.

The site will be sold subject to a Section 32 Agreement which will set development timescales that must be adhered to by the purchaser. The proposed development must be completed within 24 months. The Section 32 Agreement will document this and also restrict the use to the proposed development. If a permitted development does not take place within the agreed timescale then HIE will have a buy back option.

## GENERAL

A closing date will be set for expressions of interest. 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 to this, 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 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 HIE's Community Assets webpage here ([link below](#))

[Community Assets | Highlands and Islands Enterprise | HIE](#)

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred with any transaction. They will also be responsible for the payment of any LBTT and/or title registration costs where applicable.

## VAT

VAT is payable on all transactions.

## PRICE

On application.

## VIEWING + OFFICE ADDRESS

To be arranged via Graham + Sibbald

To arrange a viewing please contact:



**Callum Maclean**  
Chartered Surveyor  
07803 896941  
[Callum.Maclean@g-s.co.uk](mailto:Callum.Maclean@g-s.co.uk)



**John MacBean**  
Partner  
[John.MacBean@g-s.co.uk](mailto:John.MacBean@g-s.co.uk)  
01463 701894

## 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

## 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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023

