



Development Site, Broadford North, Broadford Industrial Estate, Broadford, Isle of Skye IV49 9AP

- Site Area: 0.37 Acres / 0.15 Hectares or thereby
- Suitable for Business, Light Industrial and Storage & Distribution Uses
- Planning in principle secured.



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. HIE are currently constructing business units close to the site.

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

The subjects comprise an area of undeveloped land to the northern end of Broadford Industrial Estate. The site is of conventional shape and relatively flat. Land to the north may be made available for further expansion if available.

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 and any connection costs.

Access is via a partially unadopted road and subject to shared maintenance obligations.

SITE AREA

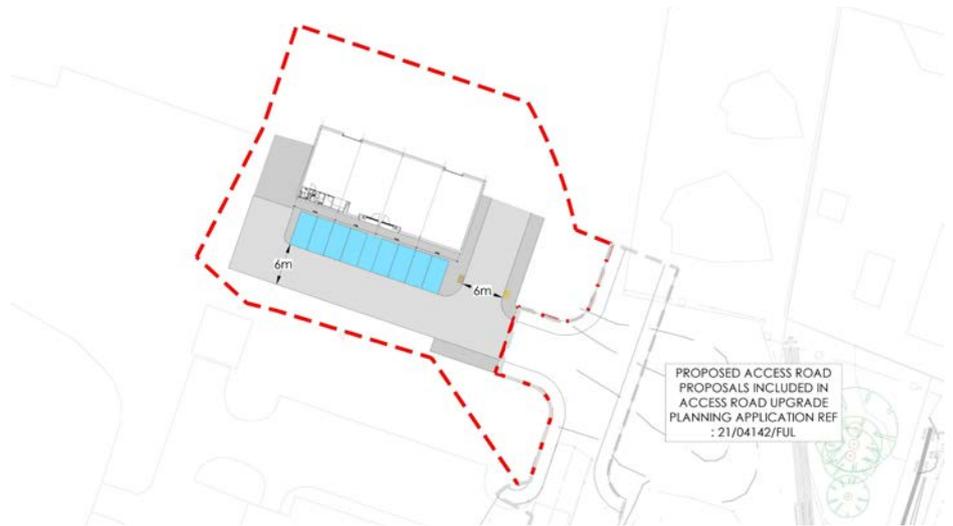
The site extends to 0.37 acres / 0.15 hectares or thereby.

PLANNING

The site is currently zoned for "Industry" use in the West Highlands & Islands Local Development Plan under planning reference BF15. It benefits from having planning permission in principle for a terrace of four commercial units. Further information on the planning permission in place is, the subject planning reference is 21/04143/PIP. Alternative designs by the buyer will be considered.

SALE CONDITIONS/DEVELOPMENT TIMESCALES

All sales will be conditional on planning being secured by the purchaser, with plans to be approved in advance by the seller. Proposals for open storage or yard 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



Jack Sibbald
Student Surveyor
07771 346938
Jack.Sibbald@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

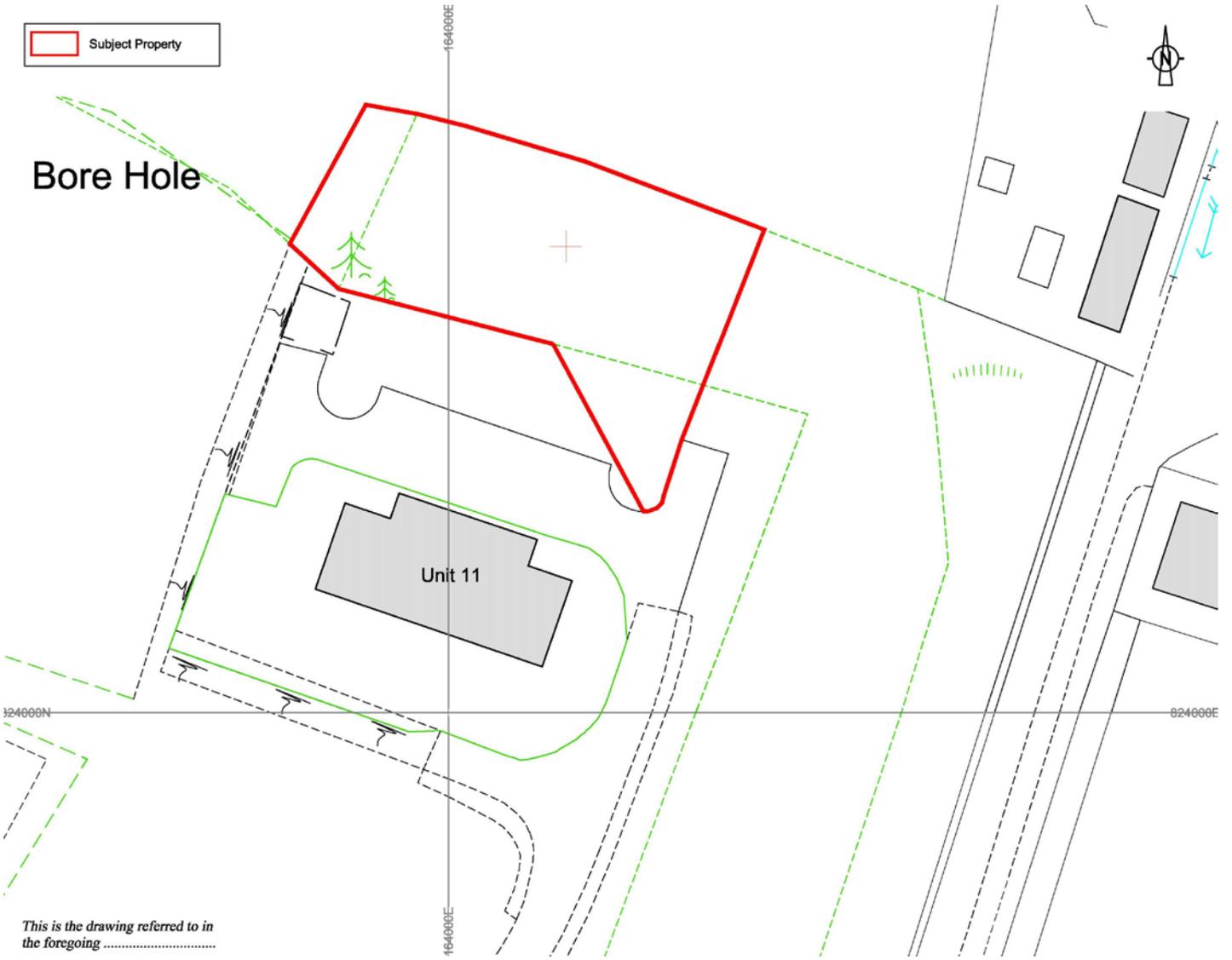
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information 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: May 2023

 Subject Property

Bore Hole



This is the drawing referred to in the foregoing