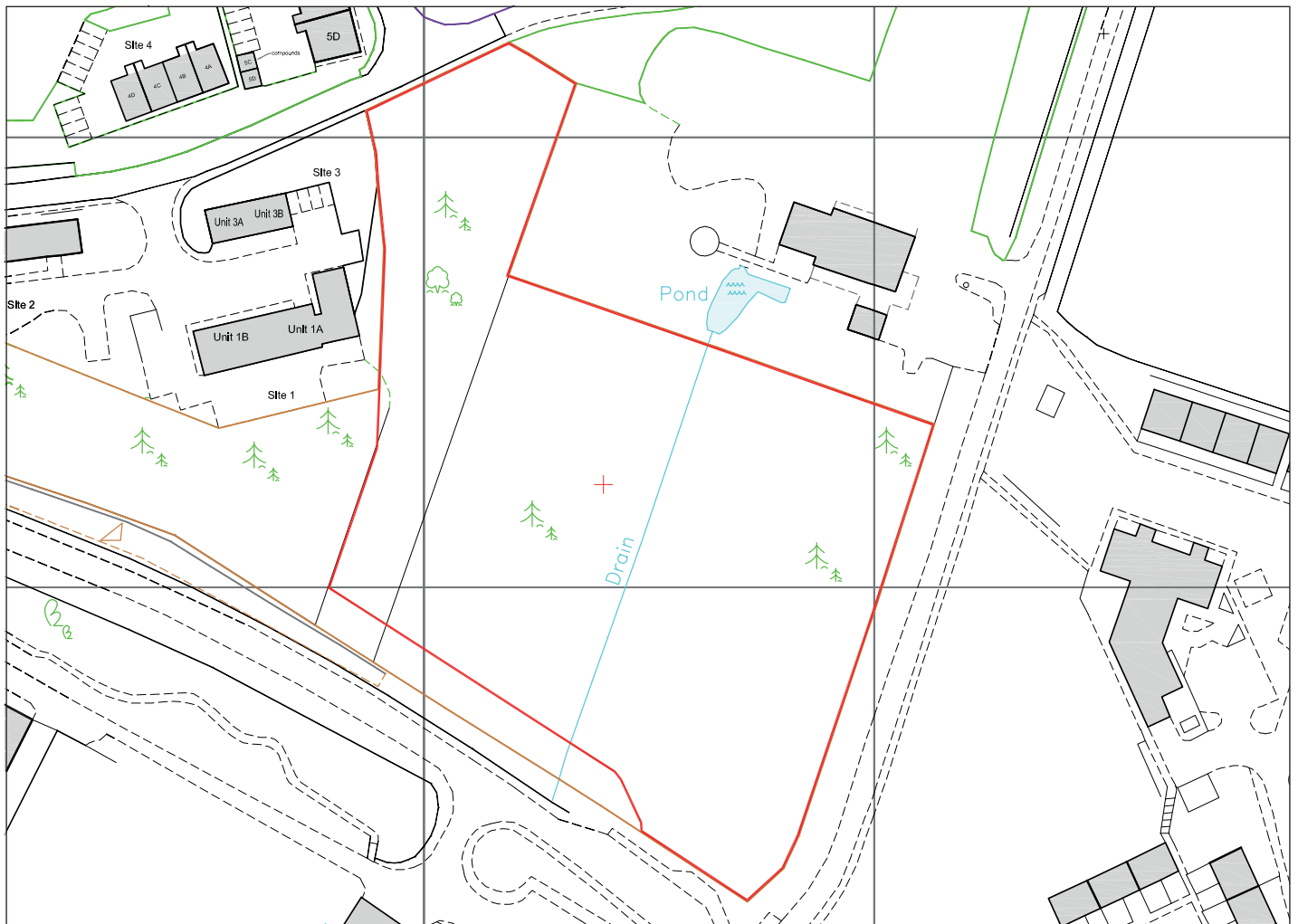


FOR SALE

SUITABLE FOR A VARIETY OF COMMERCIAL USES

**GRAHAM
SIBBALD**



Site/ Broadford South, Broadford Industrial Estate, Broadford, Skye

- On behalf of Highlands & Islands Enterprise
- Opportunity to acquire site for mixed use in Broadford
- Prominent village site extending to 3.186 Acres
- Fixed price of £45,000



LOCATION

The subjects are situated within Broadford Industrial Estate within Broadford at the South end of Skye.

DESCRIPTION

The site comprises a large area of land in a prominent position to the south of Broadford Industrial Estate, all as delineated in the site plan.

SITE AREA

Broadford South as shown on the plan extends to 3.186 acres or thereby. This large site to the south of the estate was felled in 2015. The site is prominent, bounded by the Trunk Road, High Road (which serves the current hospital and medical centre) and village. Planning restrictions may reduce the developable area to between 1.5 and 2 acres or thereby.

PLANNING

There are potentially some restrictions on the size of the site's developable area due to overhead powerlines and tree planting obligations. Further information will be provided upon application. Out with the information provided, interested parties will need to satisfy themselves in regards to planning.

ACCESS & SERVICES

It is envisaged that access will be taken from the High Road, however purchasers should satisfy themselves in this regard.

Purchasers should satisfy themselves as to the availability and adequacy of all services.

Additional information on services and access can be made available on application to selling agents.

SALE CONDITIONS

HIE are seeking offers in respect of the entire site. The sale will be subject to the purchaser seeking HIE's consent to plans before being required to obtain planning permission and complete the proposed development within a prescribed timescale.

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 and remarket.

ADDITIONAL INFORMATION

Given its prominent position within the village the site has the scope to provide a vibrant frontage to the estate. In line with HIE's desire to grow ambitious business, prospective purchasers must be able to demonstrate strong growth aspirations seeking to create employment, increase turnover and trade internationally.

HIE will assess all offers received on the basis of Best Value which takes account of the offer price but also scores each offer received in terms of non-monetary costs and benefits. This also has regard to the Community Empowerment (Scotland) Act 2015 where there is an interest in the site from a community body.

A copy of the scoring template can be made available to all interested parties. Having regard to this, prospective purchasers may wish to provide supplementary information with regards to the proposed use and economic benefits which HIE may need to take into consideration where there are competing bids and/or to verify the nature and identity of bidders.

PRICE

Fixed price - £45,000

VAT

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

VIEWING

Strictly by appointment through Messrs. Graham & Sibbald.

ENTRY

By Agreement.

To arrange a viewing contact:



Frazer Mackay
Property Manager
frazer.mackay@g-s.co.uk
01463 701 899



Callum Maclean
Graduate Surveyor
callum.maclean@g-s.co.uk
01463 701 884

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.
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6. Date of Publication: July 2018