







## Development Opportunity

Kishorn, Ross-shire

A rare opportunity to acquire a residential and commercial development opportunity situated in a popular location on the west coast of Scotland, and with direct access from the new North Coast 500 tourist route.

Inverness 66.5 miles, Inverness Airport 73.4 miles

### The property

The land extends to approximately 5.2 acres (2.10 ha) in total and comprises a former caravan park which now has planning consent in place for 3 residential properties and a 4,300 sq ft commercial building. The planning consent (in principle) has reference 14/01680/PIP and a copy of which is available from the joint selling agents.

In summary the house plots are located at the northern end of the site which is elevated and enjoys views over the surrounding countryside. The sizes of the individual plots are as follows:

- Plot 1 - 3,107 sq.m (0.76 acres)
- Plot 2 - 2,855 sq.m (0.70 acres)
- Plot 3 - 3,102 sq.m (0.76 acres)

The commercial retail/food building plot is situated at the southern end of the Property, near the main road and the consent provides for a 400 sq.m (4,300 sq ft) unit and 26 car parking spaces.

### Location

The Property is situated on the periphery of the village of Kishorn and enjoys direct access from the A896, which forms part of the successful new North Coast 500 tourist route.

This part of the Highlands is one of the most beautiful and remote wilderness areas on the west coast of Scotland. The area is famed for excellent hill and coastal walks and there is boating and fishing (river, loch and sea) nearby. The village of Kishorn has a small shop and seafood restaurant with a further selection of services available in Lochcarron which is 5 miles away. The village of Applecross is 13 miles away and has two restaurants well worth a visit, The Walled Garden and The Applecross Inn. Applecross was made famous through "Monty Halls Great Escape" television programme and renowned for its wonderful marine life and for having the highest continuous road pass in the UK, the Bealach na Ba. Going north there is the village of Shildaig, with its ancient Caledonian pines and sea loch, and beyond that the beautiful range of the ancient sandstone mountains of Torridon. Inverness is very much the commercial and business centre for the Highlands of Scotland and Inverness Airport is located to the East of the city around 74 miles away. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections.

### General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV2 5NX. Tel: 01349 886606. [www.highland.gov.uk](http://www.highland.gov.uk).

**Viewing:** Strictly by appointment with the selling agents.

Strutt & Parker (Tel: 01463 719171) or Shepherd Commercial (Tel: 01463 712239).

**Entry:** By mutual agreement.

**Closing Date:** A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.

**Solicitors:** R & R. Urquhart, 121 High Street, Forres, Moray. IV36 1AB.

### Directions

From Inverness take A9 towards Dingwall over the Kessock Bridge and follow the signs for Ullapool. Just beyond Garve turn left on A832 towards Achnasheen. Take the A890 which becomes the A896 through Lochcarron. The property is located approximately 4 miles to the west of Lochcarron on the A896, on the right hand side of the road immediately before a cattle grid.

**STRUTT & PARKER**



### Inverness

9-11 Bank Ln, Inverness-Shire IV1 1WA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

### J&E Shepherd

Duncan House, Wester Inshes Pl, Inverness IV2 5HZ

**01463 712239**

[inverness@shepherd.co.uk](mailto:inverness@shepherd.co.uk)  
[www.shepherd.co.uk](http://www.shepherd.co.uk)



### IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2016. Particulars prepared September 2016.