



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

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Kyle Office: kyle@iosea.co.uk

01599 534 555



Unit 2, Lochalsh Business Park, Auchtertyre, by Kyle, IV40 8EG

Offers Over £290,000

Detached Agricultural Shed

Services On Site

Various Uses Subject to Planning

Located Off The A87

Ideal For Storage Purposes



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Details:

A unique opportunity to purchase a large insulated industrial building offering the potential for a variety of uses, subject to obtaining necessary planning or change of use consent extending to approximately 434 square meters situated in the peaceful village of Auchtertyre.

Unit 2 is a well-maintained detached industrial building completed in 2019, situated just off the A87 in Lochalsh Business Park, Auchtertyre.

The building is currently utilised as a workshop and is a steel frame construction with poured concrete floor, fully insulated throughout. The internal space extends to approximately 434 square meters or thereby. There are a number of translucent roof panels affording natural daylight and two electric garage doors to the front allowing for vehicular access to the building. Externally, the unit sits upon approximately 2.47 acres of land.

Planning Permission has previously been granted for the erection of an extension to the end cable of the current building to form offices and welfare facilities with public entrance and parking and the foundations for such are in place on the surfaced yard. This provides purchasers with the opportunity to further develop the grounds or potentially divide into separate units. The building warrant for the referenced works has been extended for an additional twelve months. The building benefits from an office with electric panel heating and W.C., with water and electricity supplies together with a telephone connection and Wi-Fi. The sizeable grounds provide ample space for several vehicles.

Location:

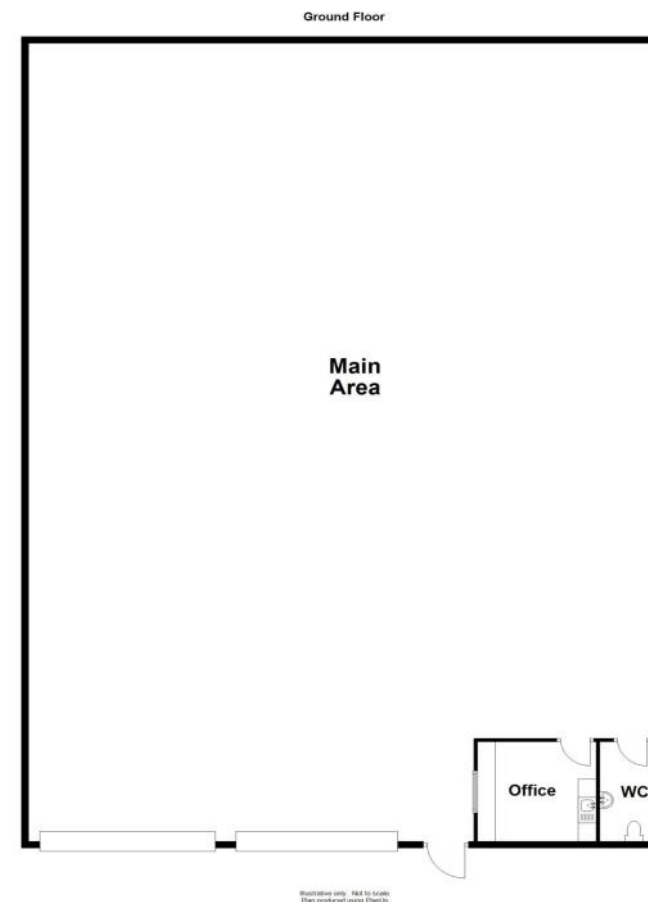
Auchtertyre is a lovely village in Lochalsh surrounded by woodland and mountains. Facilities are available in the neighbouring village of Balmacara, including a shop along with a hotel. A café and gift/clothing shop is a short walk away in Balmacara Square. The larger village of Kyle of Lochalsh is just 4 miles to the west and offers very good services including a garage, supermarket, selection of shops, modern medical centre and dental surgeries. Kyle also has a swimming pool and gymnasium. The railway station provides a regular service to Inverness the capital city of the Highlands some 82 miles to the east. The Skye Bridge is located in Kyle and provides access onto the Island. Primary schooling is available in Auchtertyre village itself, with secondary schooling available at Plockton.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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Portree

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Ross-Shire
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