

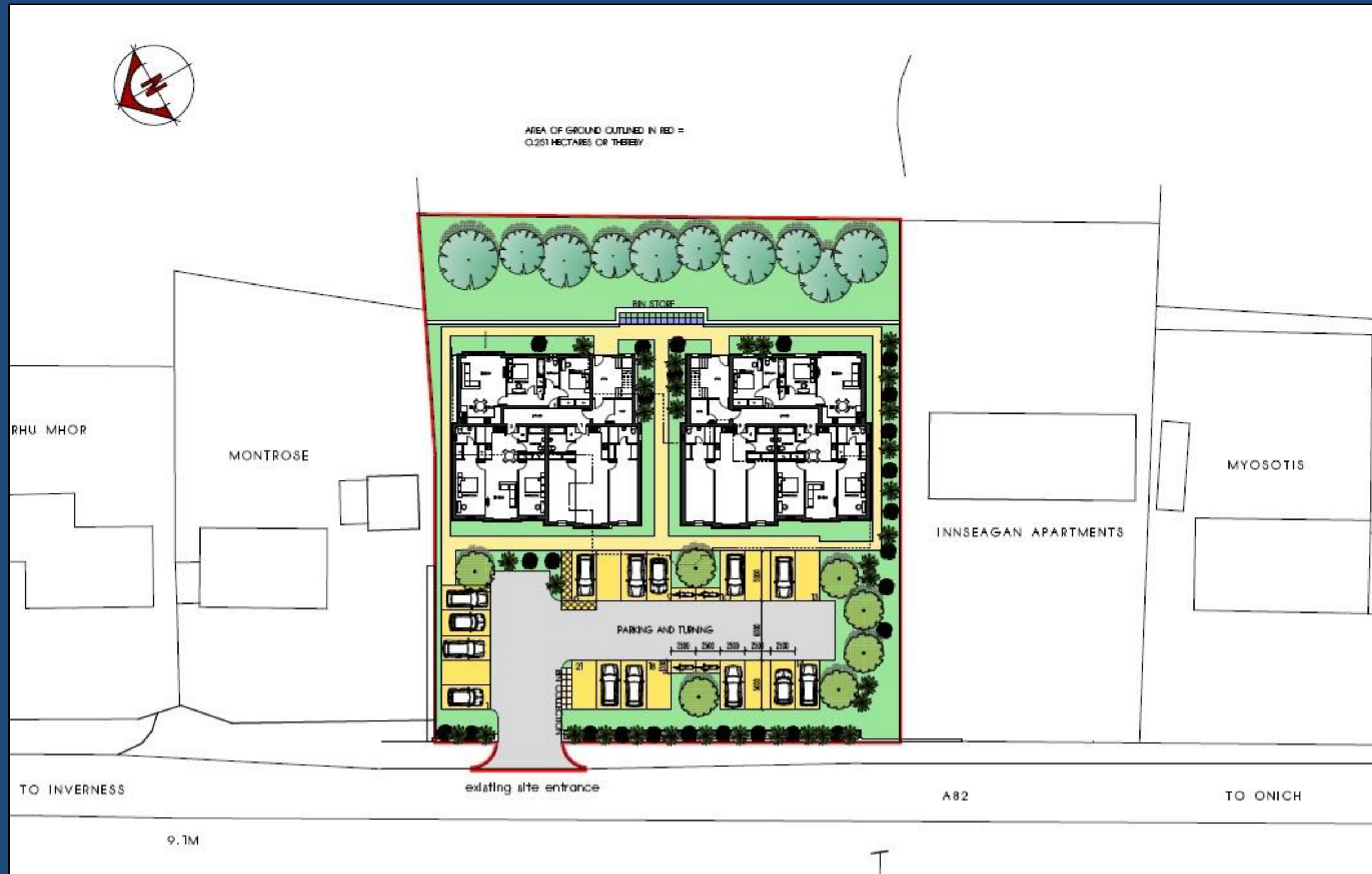
Drysdale & COMPANY

For Sale – £750,000

Development Plot (0.25 Hectares) with Planning Permission for 14 Holiday Let Apartments.

Achintore Road, Fort William, PH33 6RW





Former Loch Linnhe Hotel, Achintore Road, Fort William, PH33 6RW

Executive Summary

- A unique opportunity to acquire a development plot extending to circa 0.25 Ha.
- Planning Permission granted (20.10.2021) for demolition of existing buildings and construction of 14 two bedroomed holiday apartments.
- Accessed off the A82, principal route into Fort William
- Views over Loch Linnhe
- Very busy tourist location year round

Location

The development site is situated on the east side of Achintore Road forming part of the A82, the principal route in and out of Fort William on the west coast of Scotland.

Fort William is a popular tourist destination with tourists, especially walkers and climbers given its proximity to the UK's highest mountain Ben Nevis, with over 150,000 people attempting the climb each year. The town is also home to one leg of the Mountain Bike World Cup series, with a huge number of trails in the surrounding area including Fort William Bike Park on the Nevis Range to the east of the town centre.

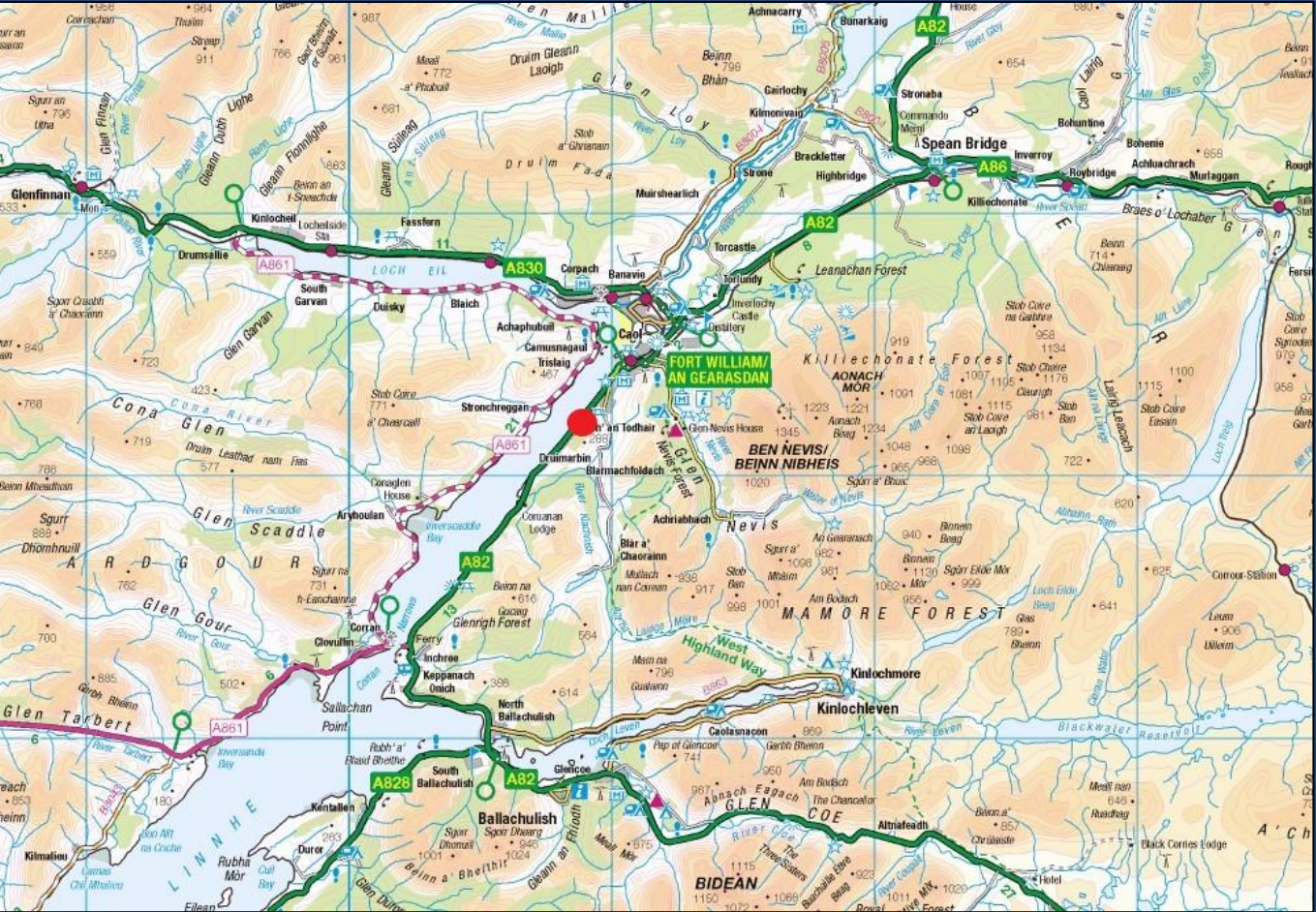
Fort William is also the traditional end point of the West Highland Way, a 96 mile track leading from Milngavie outside of Glasgow to Fort William through dramatic scenery including Glencoe to the south.

Drive times :

- Inverness - 1 hour 45 mins
- Edinburgh - 3 hours 15 mins
- Glasgow - 2 hours 30 mins
- Isle of Skye - 1 hour 30 mins

The site is a short drive or 10 minute walk from Fort William town centre where there are a number of bars, restaurants and cafés, with the High Street providing a number of commercial and retail businesses.

The A82 trunk road on which the site is located is utilised as one of the principal routes on the west coast of Scotland providing access on to Mallaig, Oban and Skye.



Description

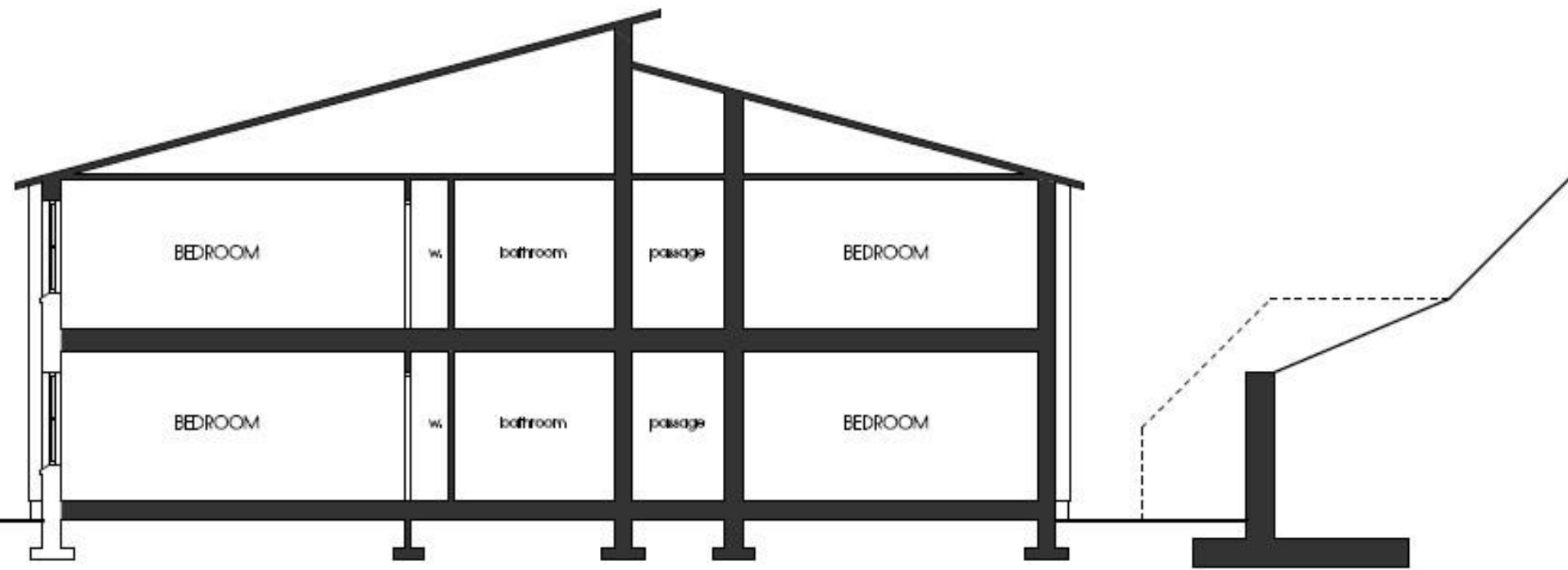
Until recently the property on the development site was operated as The Loch Linnhe Hotel, a 23 bed property with private parking and gardens.

In 2021 the owners applied for Planning Permission for demolition of the existing building and construction of two detached blocks which would be part 2 and part 3 storey height, each containing 7 two bed holiday apartments.

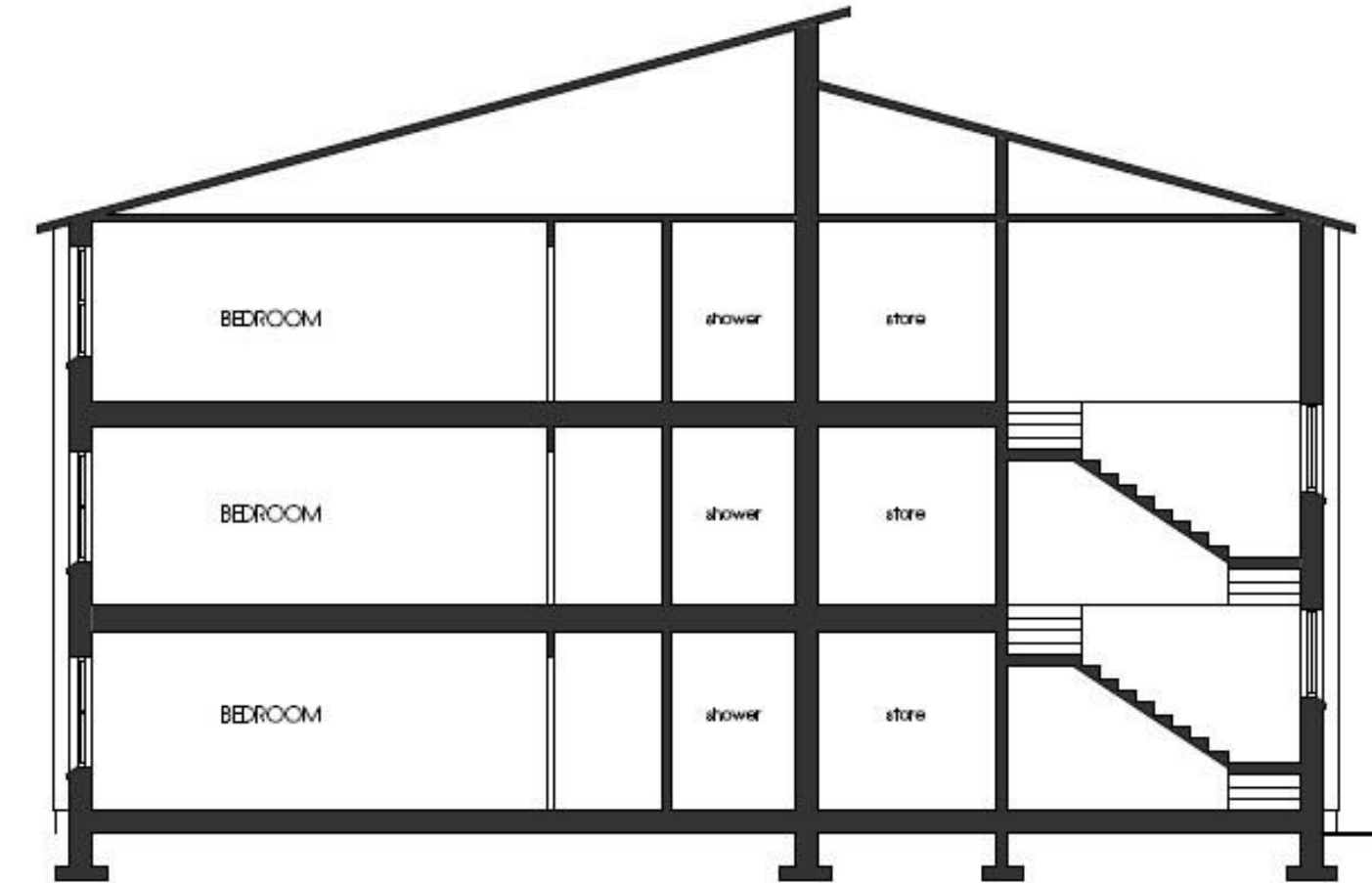
Planning Permission was granted on the 20th October 2021 and is in place for 3 years from this date.

The Planning Consent documentation and conditions is publicly available on the Highland Council Planning portal, alternatively contact us direct and we can provide electronically.



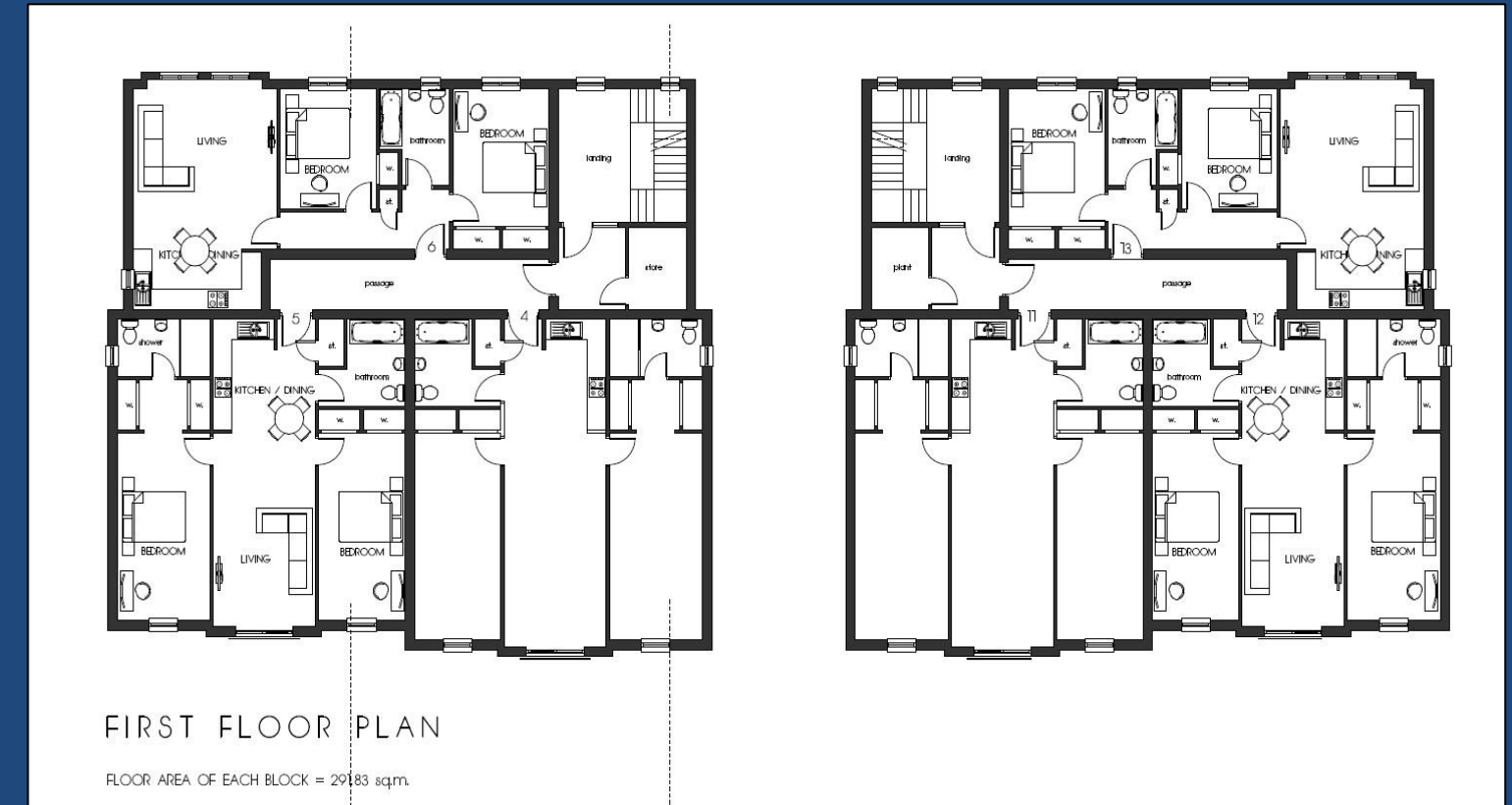
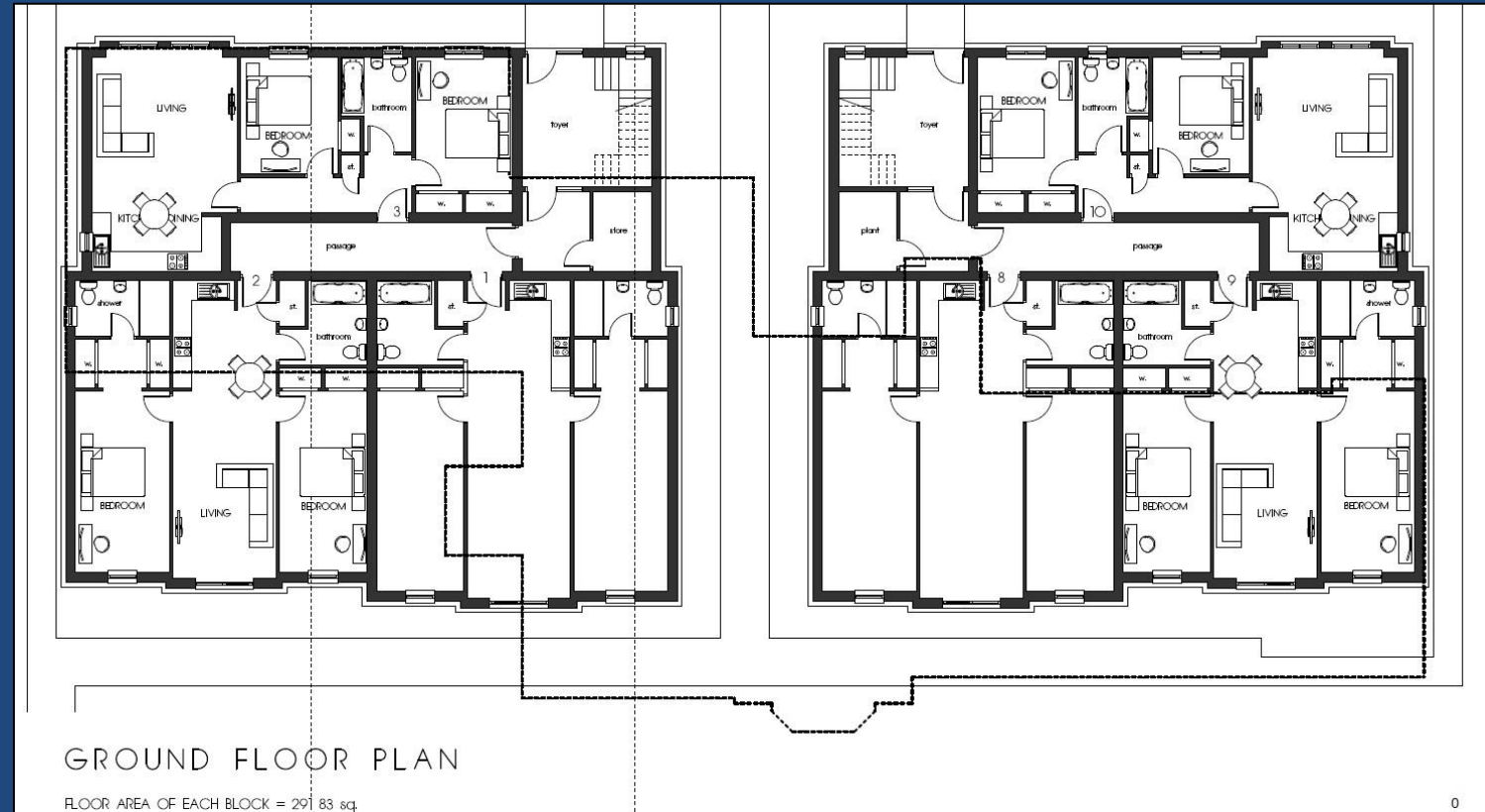


SECTION AA



SECTION BB

Proposed Floor Plans



Price

Offers in the region of £750,000 are requested for the development site extending to approx. 0.25 Hectare with the benefit of full planning permission for 14 holiday let apartments.

Finance

We are in regular contact with the specialists involved in the financing of business, development and property purchases in Scotland and we would be happy to assist with introductions if required.

Viewing

The hotel has been closed since early 2020. The site can be freely accessed directly from the A82.

EPC

Exempt

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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. A list of Partners can be obtained from any of our offices. Date of Publication: April 2022