

A82 (A85)
Oban, Fort William,
Glen Coe, Inverness

A82
Criandarich, Stirling,
Perth, Glasgow



The Site
(3.84 acres)



Boundaries shown are indicative only

Land by A82, Tyndrum, FK20 8RY | For Sale
3.84 acres of allocated mixed-use roadside development land - May suit various uses





View looking north over site towards "Green Welly Stop"



View over existing car park and part of site

Situation

Situated in the centre of the highland village of Tyndrum in a highly prominent position next to the A82 which feeds traffic from Glasgow, Edinburgh & Stirling to Oban, Fort William and beyond. This is THE main tourist route through Glen Coe and is served with 2 railway stations and sits on the ever popular West Highland Way.

Description

The site comprises undeveloped green land and car-parking serving "TJ's Diner" and The Real Food Café to the south east. The site benefits from an existing access from the A85. For the avoidance of doubt, the car park and entrance road is owned by our client and forms part of the Subjects of sale.

Planning

The site is allocated in the adopted Loch Lomond & The Trossachs National Park LDP (2017-2021) as site "MU1" for "*Mixed Use of Visitor Experience and Economic Development*". This may include new or improved facilities and residential accommodation or business and industrial use buildings (offices, workshops and small warehouses). Interested parties should satisfy themselves on their intended uses for the site.

Services

Mains drainage, water and electricity are available in the locality. Interested parties should satisfy themselves regarding their requirements.



Boundaries shown for illustration only



Offers / Sale Terms

Offers for the Heritable (Freehold) interest in the land are invited and will be considered on their merits. The land is available in part or as a whole. Offers should be submitted to the sole agents - Smart & Co. Our client is not obliged to accept the highest, or indeed any, offer.

Legal Costs

Each party will be responsible for their own legal costs with the tenant / purchaser being responsible for LBTT and registration dues.

Rights Reserved

Interested parties should note that development of the Subjects, and Title to be granted in favour of any Buyer will need to make provision for shared car-parking rights, shared access and reserved servicing rights in favour of the two cafes situated at the southern end of the site.

Viewings / Enquiries

The site is open for viewings, although parties must take appropriate care. Neither Smart & Co nor the vendor accept any liability for injuries or damage incurred during viewings. For more information, contact the Sole Selling Agents:

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Drone Video

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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