

Land by A82, Tyndrum, FK20 8RYFor Sale3.84 acres of allocated mixed-use roadside development land - May suit various uses





#### 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

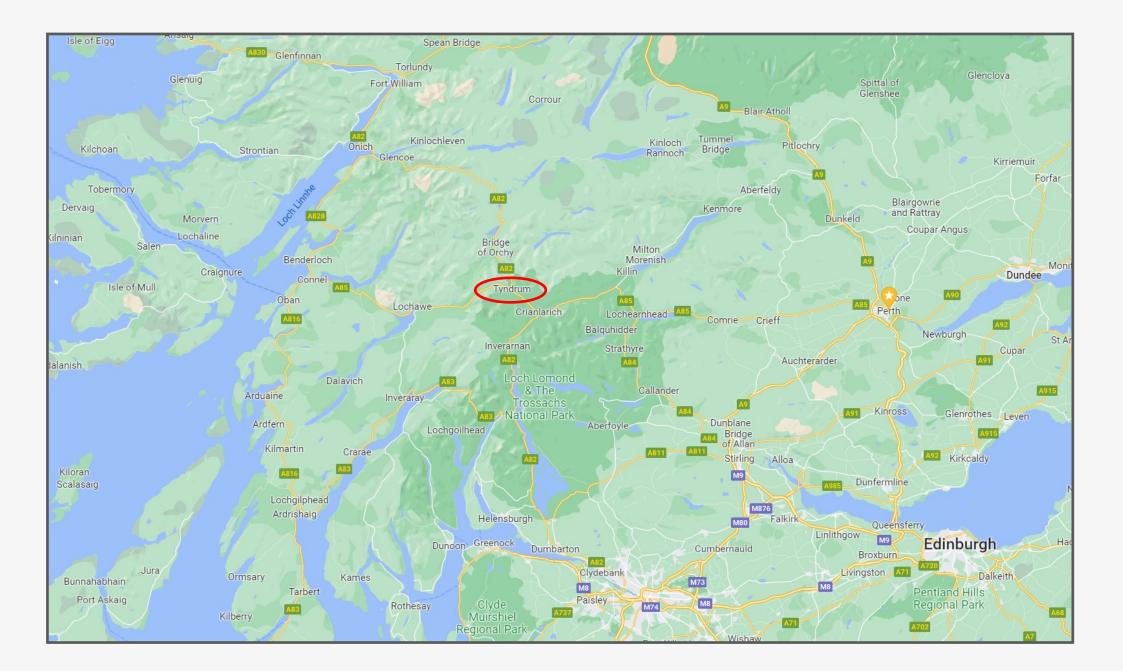
The site is allocated in the adopted Loch Lomond & The Trossachs National Park LDP (2017-2021) as site "MU1" for "*Mixed Use of Visitor Experience and Economic Development*". This may include new or improved facilities and residential accommodation or business and industrial use buildings (offices, workshops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





## 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:

Doug Smart 07850 517 323 doug@smartandco.co.uk Graeme Duncan 07954 815 365 graeme@smartan/dco.co.uk



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