



Offers Around
£495,000
(Freehold)

Re-Development Opportunity
Graham House & Grounds, Dornie, Kyle, IV40 8DT





Re-development opportunity in the popular Highland village of Dornie on the road to Skye and home to Eilean Donan Castle

Comprising former nursing home, and grounds which extend to around 1.46 acres, 0.59 hectares

There is demand in the Dornie area for a range of housing types including family homes, affordable housing, and holiday accommodation

Pre application advice in broad terms has been agreed re replacement of the existing Graham House buildings with a housing development for 19 dwellings

Offering a flexible and versatile opportunity

DESCRIPTION

Graham House is a substantial property historically developed as a nursing home and purchased by our client some years ago with a view to creating a commercial centre with residential aspects. Graham House is set within the idyllic village of Dornie on the West Coast of Scotland. This former nursing home is being presented to the market as a development opportunity encompassing the existing structure or indeed demolishing it and utilising the grounds in this popular tourist area.

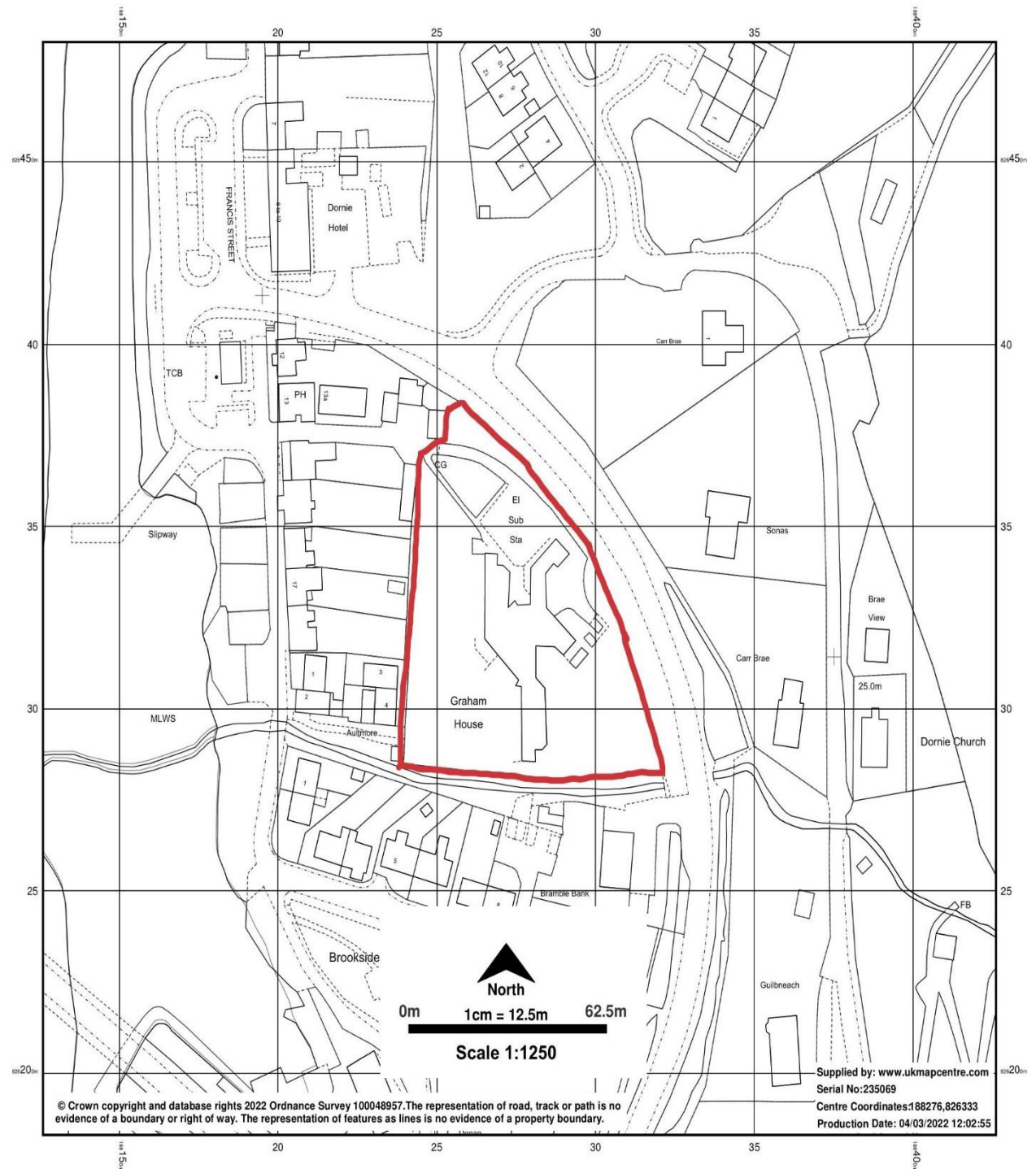
A feasibility study and pre planning advice has been sought, a development of 19 new dwellings, which has received a favourable response. The application site falls within the Dornie Settlement Development Area (SDA), so Policy 34 applies. This supports development proposals within SDA's if they meet the Design for Sustainability requirements of Policy 28 which seeks sensitive siting and high-quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 repeats this emphasis on good design in terms of compatibility with the local settlement pattern.

The building is not listed nor is it in a conservation area.

The owners have commissioned a presentation and document outlining the development of a housing development and this will be made available to suitably interested parties. There is certainly a need for increased housing in the area.

REASON FOR SALE

The current proprietors have had a change in circumstances and are relocating to concentrate on these. They have decided to sell the development and let new owners take the development and complete the works to suit their own preferences.



LOCATION

The village of Dornie is situated close to Kyle of Lochalsh and the Skye Bridge. Kyle has an excellent range of shops, catering establishments, facilities for visitors and services for the local population. The area is renowned as a tourist destination and is widely recognised as one of the most attractive holiday venues in the UK. Within the village of Dornie is the famous Eilean Donan Castle. As one of the most iconic images of Scotland, Eilean Donan is recognised all over the world.

Situated on an island at the point where three great sea lochs meet, surrounded by majestic scenery, it is now one of the most visited and important attractions in the Scottish Highlands. Dornie has two hotels and a post office. The property lies a short distance to the south of the village centre, and is accessed easily from the A87.

THE PROPERTY

Graham House is a substantial building extending to circa 698m² net internal area. Access to the site is from the main street through a large entrance onto tarmac driveway. The main entrance is at street level and is through a glazed vestibule. Built in 1971, this former nursing home is of mainly block construction with the majority of accommodation set over the ground floor.



DEVELOPMENT POTENTIAL

The current owners have embarked in the early stages, of a project which will create a housing development comprising 19 dwellings, and have instructed a team of experienced professionals, offering management and construction services for building projects to carry out the initial investigations and prepared a presentation. The company will be most happy to engage with any potential buyers re the development and discuss their vision with them.

However, there is no doubt that Dornie is an area buoyant in the tourist trade, and new owners may wish to consider other uses subject to the necessary consents. This could include the development of letting bedrooms, or further small self-catering flats etc.

GROUNDS

The grounds extend to 1.46 acres, 0.59 hectares, are laid to tar, grass with some mature trees and planting.



SERVICES

The unit benefits from mains electricity, gas, water and drainage. The electrical installation is relatively modern, having been rewired a few of years ago. Heating is provided by a gas boiler; this was also replaced recently.

PRICE

Offers Around £495,000 are invited for the heritable property.

ACCOUNTS

There are no trading figures with this sale.

EPC RATING

The EPC ratings of the property are, for the commercial aspects the rating is 'G' and the residential aspects the rating is 'E'.

TITLE NUMBER

The property has a title number of ROS18266.

DIRECTIONS

See map insert. What3words reference is /// shuttling firmer recipient

RATES / COUNCIL TAX

The business is zero rated for business rates as it is classified as under construction. Once complete the Highland Council will reassess the rateable value.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

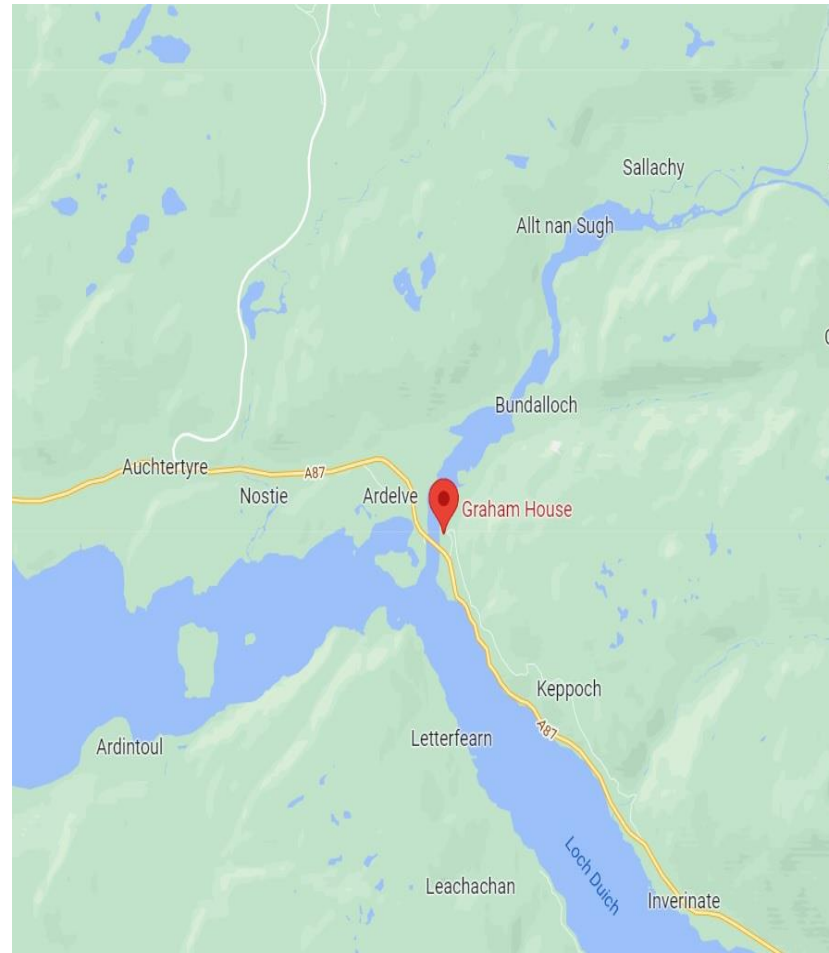
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing



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