Ryden

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

6.69 ACRES (2.71 HECTARES)



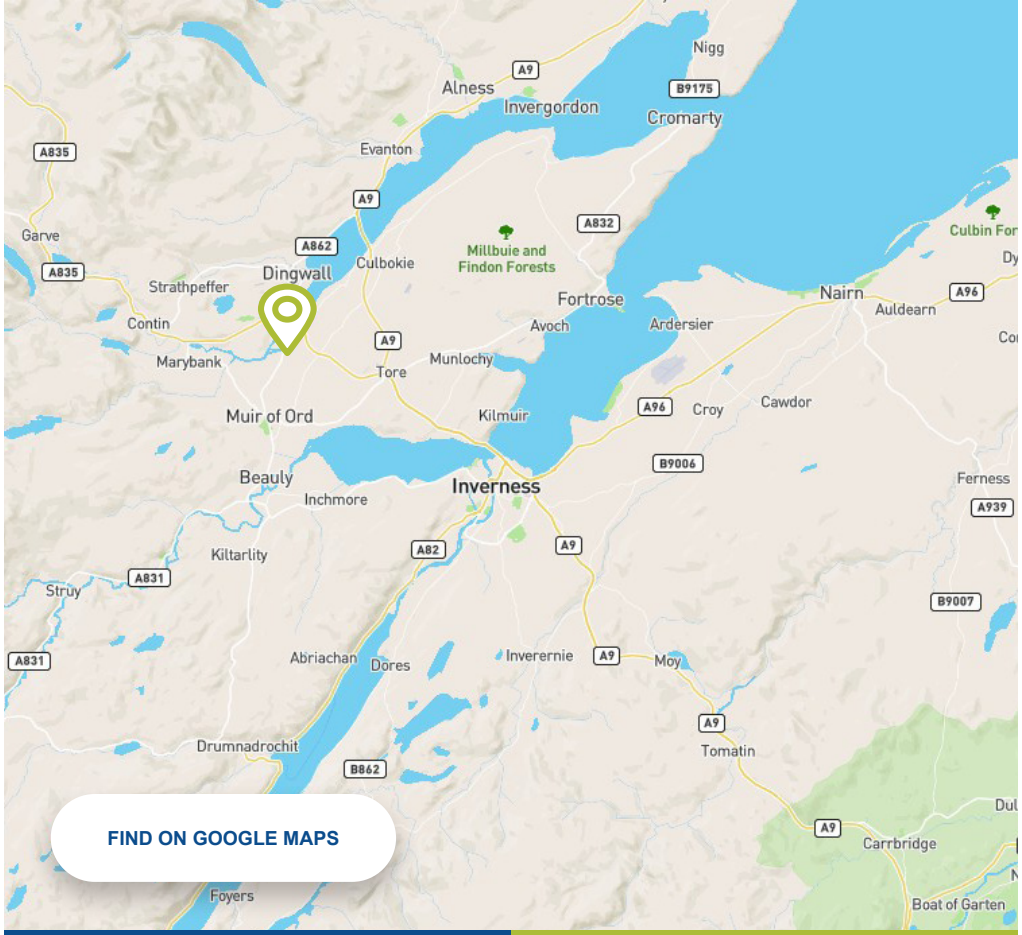
BROWNFIELD SITE
CONON BRIDGE
DINGWALL
ROSS-SHIRE
IV7 8HD

DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING PERMISSION)

PROMINENT ROADSIDE LOCATION

AVAILABLE IMMEDIATELY

FIND OUT MORE AT RYDEN.CO.UK



THE SITE OCCUPIES A PROMINENT POSITION OVERLOOKING THE RIVER CONON

LOCATION

Conon Bridge is an established residential settlement within Ross-shire, situated approximately 3 miles south of Dingwall and 12 miles north-west of Inverness, the principal commercial and administrative centre of the Highlands. Conon Bridge benefits from a railway station on the Far North Railway Line and also has regular bus connections to Dingwall and Inverness.

The site occupies a prominent position on the north western entrance to the village of Conon Bridge, to the east of High Street, and overlooking the River Conon.

DESCRIPTION

The subjects comprise a brownfield site extending to approximately 6.69 acres, formerly occupied by a fish processing factory. The factory buildings have been demolished although a number of concrete foundations and retaining walls remain in place.

The main access to the site is a road junction leading from the High Street, close to the bridge over the River Conon, down to the main entrance steel gates into the site. The site itself is secured by wire mesh fencing on steel posts topped with barbed wire. There is a public footpath which runs along the northern and eastern perimeters of the site.

The site presents an opportunity for commercial development, subject to attaining planning permission.

SITE AREA

The subjects have the following approximate area:

DESCRIPTION	ACRES	HECTARES
LAND	6.69	2.71

SERVICES

We understand that all services are readily available to the site.

PLANNING

Under the Inner Moray Firth Local Development Plan 2, adopted in June 2024, the site is allocated for Mixed Use Development (Ref: CV05).

The site previously benefited from planning permission for a residential and retail development comprising 72 residential units. Albeit consent has now lapsed as of 1 February 2026.

Following the introduction of National Planning Framework 4 (NPF4), further residential development is unlikely to be supported, principally due to flood risk consideration.

Given the site's former industrial use, there may be scope for alternative commercial development comprising less vulnerable land uses, subject to obtaining the necessary planning consents.

Interested parties are advised to make their own enquiries with The Highland Council in respect of the current planning position and any proposed development.

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a Rateable Value of £38,000 effective 01-APR-26.

PRICE

Upon application.







LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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GET IN TOUCH

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