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The development of 14 two-bedroom apartments in Fort William offers an attractive investment in the Scottish Highlands tourist hotspot. Fort William draws many visitors yearly due to its proximity to attractions like Ben Nevis. The diverse economy, driven by tourism, retail and accommodation, caters to domestic and international tourists seeking adventure. With planning permission secured, developers can meet the demand for quality lodging by offering short-term rentals for tourists or long-term residences. This promising investment contributes to the local economy while enhancing accommodation in this thriving hub.

- Former Loch Linnie House Hotel
- Ideal Airbnb / Self Catering Opportunity
- Planning Reference: 20/02605/FUL.
- Planning for 14 x 2 Bedroom Luxury Apartments
- 0.5 acre site
- Stunning Loch Side Location



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T: 01343 610520

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Achintore Road | Fort William | Highland | PH33 6RW

£750,000 Freehold

Situation

Loch Linnhe House, situated on Achintore Road in Fort William, enjoys a picturesque setting on the banks of Loch Linnhe, surrounded by the majestic scenery of the Scottish Highlands. This location offers visitors a unique opportunity to immerse themselves in the natural beauty and tranquillity of the area, with the loch directly in front of the property providing a fascinating waterway for pleasure crafts and sailing boats. Fort William, known as the "Outdoor Capital of the UK," is a haven for outdoor enthusiasts, offering a wide range of activities such as hiking, mountain biking, kayaking, and white-water rafting. The property is conveniently located within close proximity to Ben Nevis, the UK's highest mountain, offering challenging hikes and climbs. Additionally, tourists can explore nearby attractions such as the historic Old Inverlochy Castle, the scenic Glen Nevis, and take a ride on the famous Jacobite Steam Train, known for its breath-taking journey through the Scottish Highlands. Loch Linnhe House's prime location and the abundance of nearby outdoor and cultural activities make it an ideal base for discovering the Scottish Highlands and engaging in various leisure pursuits.

The Business

The opportunity to develop 14 two-bedroom apartments in Fort William, a renowned tourist destination in the Scottish Highlands, presents a lucrative business prospect. Fort William, attracts a significant number of visitors annually due to its proximity to major attractions such as Ben Nevis, the Nevis Range, and the Jacobite Steam Train. The area's diverse economy, bolstered by tourism, retail, and accommodation sectors, underscores its appeal to both domestic and international tourists. With approved planning permission in place, developers can capitalize on the high demand for quality accommodation in this scenic locale, offering short-term rentals to tourists seeking adventure and natural beauty, or long-term residences for those looking to settle in a vibrant community. This development not only promises substantial returns but also contributes to the local economy by enhancing the accommodation options available in this thriving tourist hub.

Property

An outstanding opportunity is available to acquire the former Loch Linnhe House Hotel, situated on the edge of the popular tourist town of Fort William. The existing 23-bedroom hotel has been closed since 2020, but presents the potential for refurbishment and reopening as a hospitality business in this prominent Highland location.

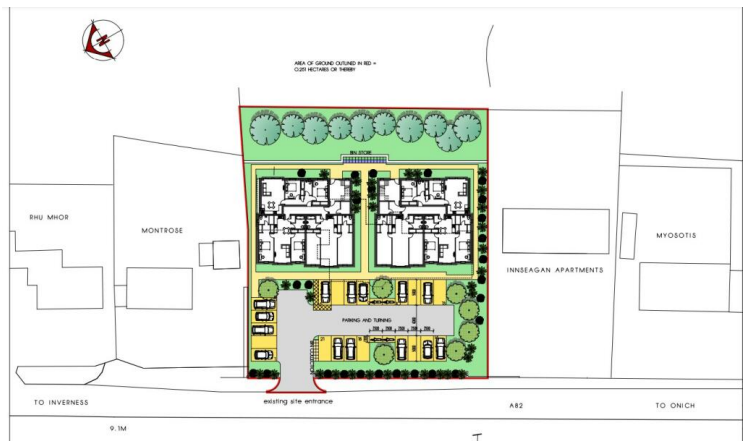
Alternatively, the property is being marketed with approved planning permission (Reference: 20/02605/FUL) to demolish the current buildings and construct two new detached blocks comprising 14 luxury two-bedroom apartments.

This remarkable site offers multiple prospects for developers, hoteliers, or short-term rental providers looking to capitalize on Fort William's status as the "Outdoor Capital of the UK." Renowned for its stunning scenery and vast array of outdoor pursuits, the area attracts visitors from around the world seeking adventure amid the majestic Scottish Highlands.

Whether renovating the existing accommodations or embarking on a new-build residential development, this prime location presents an outstanding opportunity to create high-quality tourism accommodations or residential properties in one of Scotland's most desirable destinations. Full planning details can be viewed on the Highland Council's website.

External

There is a large car park to the front with great access to the main road. Large area of lawn to the front and service area the rear.



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62 High Street, Elgin, Moray, IV30 1BU
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.