

Ardersier Public Conveniences

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**Former Public Conveniences with
Redevelopment Potential**

Offers Over £10,000

To view all property available for sale, please view our webpage:
www.highland.gov.uk/propertysales

Description:

A centrally located coastal site offering excellent potential for small-scale redevelopment or reuse, situated in the heart of Ardersier village. The property comprises the former public conveniences building together with adjoining open ground. The property occupies a prominent position on Stuart Street, within the Ardersier Conservation Area, close to the seafront and local amenities.

Extending to approximately 0.0535 acres (216.36 m²), the site includes a small single storey building of around 21 m² (GIA) together with a grassed area. Access is taken directly from the Stuart Street, and the site benefits from water and drainage connections.

The property offers scope for small-scale redevelopment or community reuse, such as a café, snack bar, kiosk, or ice cream shop, subject to the necessary consents.

Location:

Ardersier is a traditional coastal village located between Inverness and Nairn, with excellent access to the A96 trunk road and Inverness Airport. The village enjoys an attractive seaside setting overlooking the Moray Firth and benefits from a strong local community, local shops, and a growing visitor base drawn by its coastal walks and wildlife.

The property occupies a central location on Stuart Street, close to the waterfront and within easy reach of local amenities and residential areas. Its position provides good visibility and passing footfall, particularly from users of the Ardersier to Fort George Coastal Path, a popular route for walking and dolphin spotting along the Moray Firth.

This setting gives the site strong potential for small-scale commercial or tourism-focused uses, such as a café, kiosk, or visitor outlet, taking advantage of the steady local and seasonal visitor activity in the area

Planning:

The property lies within the Ardersier Conservation Area, where planning policy encourages the sensitive reuse of redundant buildings. Proposals for small-scale commercial, tourism, or community uses are likely to be supported, subject to the necessary consents. Part of the land has historically been used as public open space, and any proposals to fence off or restrict access to this area are unlikely to be supported. Any redevelopment or change of use will require planning permission, including for any adjoining land forming part of the sale. Planning enquiries should be directed to [Link - View Planning Applications | Planning Permission | Highland Council](#)

Costs:

The purchaser will be responsible for all legal, professional, and associated costs arising from the transaction, including Land and Buildings Transaction Tax (LBTT), registration dues, and any VAT applicable to the sale.

Viewing Arrangements/Enquiries:

Viewing is strictly by appointment.

Please contact Vishnu on 07768289647 or e-mail: vishnu.sivanandam@highland.gov.uk.

Closing Date for Offers:

A closing date for offers has been set for Friday, **14 November 2025** at 12 noon. Interested parties must formally note their interest with the Estates Team at The Highland Council to be advised of any updates or changes.

All offers should be submitted by email to: property.offers@highland.gov.uk. Offers received by fax will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

Site Plan:



Location Map:

