

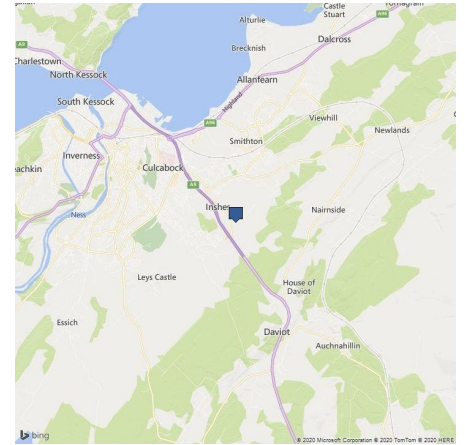
Commercial Development Site, (Known as IN69), Inshes Road, Milton of Leys, Inverness, IV2 5BD

- Gross Site Area: 1.74 acres or thereby
- Guide Price: On application
- Suitable for a variety of uses, subject to planning
- Elevated position over Inverness

Zoned for 'Business'

The site represents an opportunity to acquire prime commercial development land within an established residential/commercial location within Inverness. The site is situated in an elevated position overlooking Inverness and extends to a Gross Area of 1.74 acres or thereby.

We understand that the site will benefit from connections to utilities and drainage nearby, however, potential purchasers require to make their own enquiries in this regard.



LOCATION

Inverness is the administrative and commercial hub of the Highland Region, with a population of circa 55,000, as well as a significant catchment area. The city occupies a strategic position in the north of Scotland with good road, air and rail links.

The opportunity is located adjacent to a new residential development and is close to Milton of Leys Primary School and a shopping complex on the southern outskirts of Inverness. Surrounding occupiers within the Shopping complex include the Co-operative, hot food takeaways and a pharmacy.

SIZE

Floor	Acres	Hectares
Total	1.74	0.7

GUIDE PRICE

On application.

LEGAL COSTS

Each party will pay their own legal costs.

TENURE

Unknown - The site is allocated within the adopted Inner Moray Firth Local Development Plan under 'Business'.

The site is known as 'IN69' with the requirement from the council as follows:

"Developer to prepare masterplan / development brief to be agreed with the Council who may adopt this as Supplementary Guidance. This should address: landscape character; creation of a defensible and attractive City edge; protected species/habitat surveys and resultant mitigation; Flood Risk Assessment (may affect developable area); waterbodies retention and setback; protection and enhancement of existing core paths; protection of existing woodland and additional tree planting including set-back from A9 transport assessment including possible lengthening of A9 slip lanes."

Further details available on application to the selling agent. For further information from the Local Authority, please visit the Planning Portal on the Highland Council website.

VAT

All figures quoted are net of VAT.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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INV-2020-09-0113