



DEVELOPMENT OPPORTUNITY

PLANNING SECURED FOR 25 SELF-CATERING HOLIDAY APARTMENTS

FOR SALE/MAY LET

FORMER CARE HOME
41A CLACHNAHARRY ROAD, INVERNESS, IV3 8RA

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people. It is a well established tourism hot spot and also the start/end point for those embarking on the famous NC500. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

The building is located on an elevated site to the west and above the Canal at Clachnaharry on the western side of Inverness. Access is from an existing vehicular access which is shared and joins the public road (A862).

DESCRIPTION

This is a relatively modern former care home building, which is of conventional masonry construction under a pitched roof clad with concrete interlocking tiles. The floors are of suspended timber construction whilst the stairwells are formed in concrete. Windows are of timber casement double glazed pattern.

In terms of the current Planning Permission, there are no alterations required to the external building fabric. As such, conversion is essentially basic reconfiguration and fit-out of the internal accommodation.

ACCOMMODATION

The gross internal area extends to circa 1,338 sq m (14,405 sq ft). Refurbishment has recently commenced to configure the property in terms of the recent planning permission.

SERVICES

Mains water, gas and electricity. Drainage to the public sewer.

THE SITE

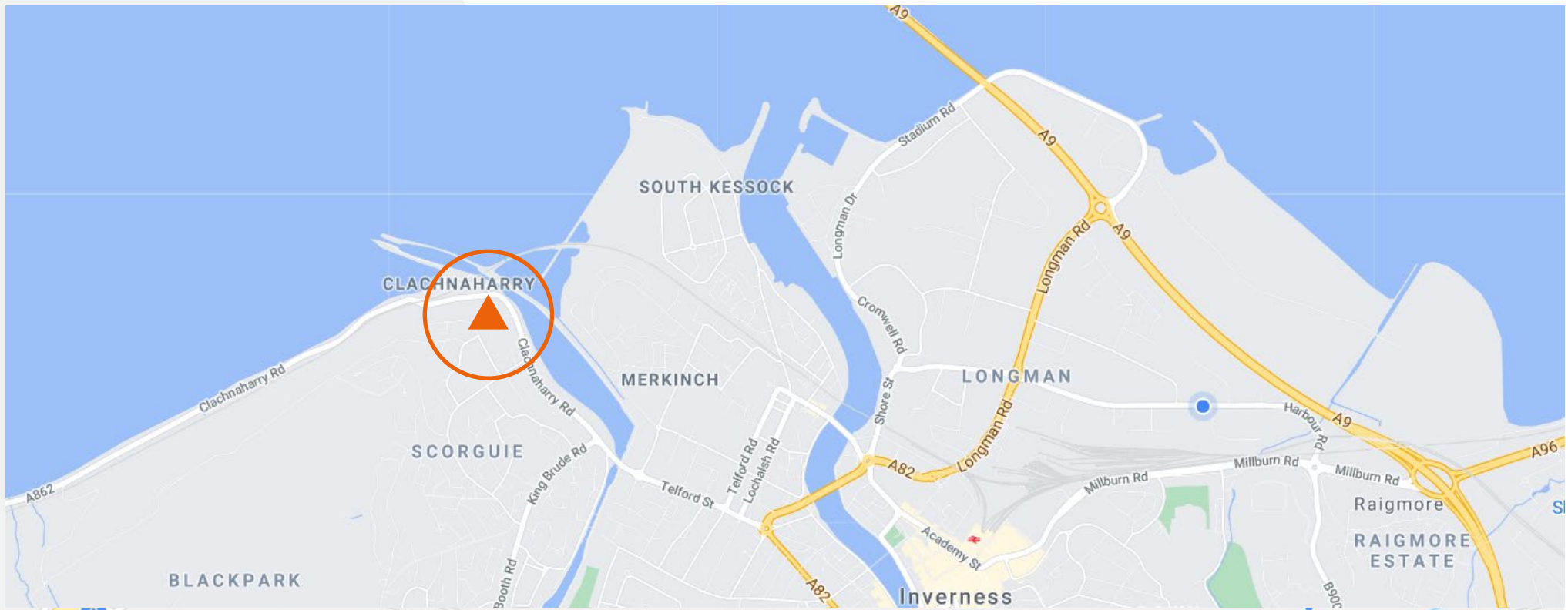
The site area extends to approximately 0.663 acre as shown outlined in red on the aerial image on the next page. The recent planning permission shows provision for 24 parking spaces including 5 for motorbikes.

ADDITIONAL LAND

Additional development land extending to approximately 3 acres is also available - shown outlined in Pink on the aerial image.

RATEABLE VALUE

The subjects are current entered in the Valuation Roll at £100,000. This will require re-assessment on completion of any re-development works.



FORMER CARE HOME – OUTLINED IN RED - VEHICULAR ACCESS TINTED ORANGE
ADDITIONAL LAND - OUTLINED IN PINK (NOT TO SCALE - INDICATIVE ONLY)



TENURE

The property is held as Heritable Interest (Scottish equivalent of English Freehold).

EPC

Please contact the selling agents for further information.

PLANNING

Planning Permission has recently been approved for change of use from care home to 25 self-catering holiday apartments (tourist accommodation), dated 01 December 2020.

Full details are available on the planning portal – Click below:

<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=Q4785PIHIFK00>

We have included a site plan, existing and proposed floor plans overleaf for ease of reference.

SALE PRICE

We are inviting unconditional offers from parties interested in acquiring our client's heritable interest, all in its existing condition, with vacant possession and the benefit of planning permission.

OTHER OPTIONS

Our client is prepared to consider a range of sale and lease options.

This includes Turnkey whereby the property would be sold or let as a completed product ready for business.

Please contact the agents to discuss your requirements.

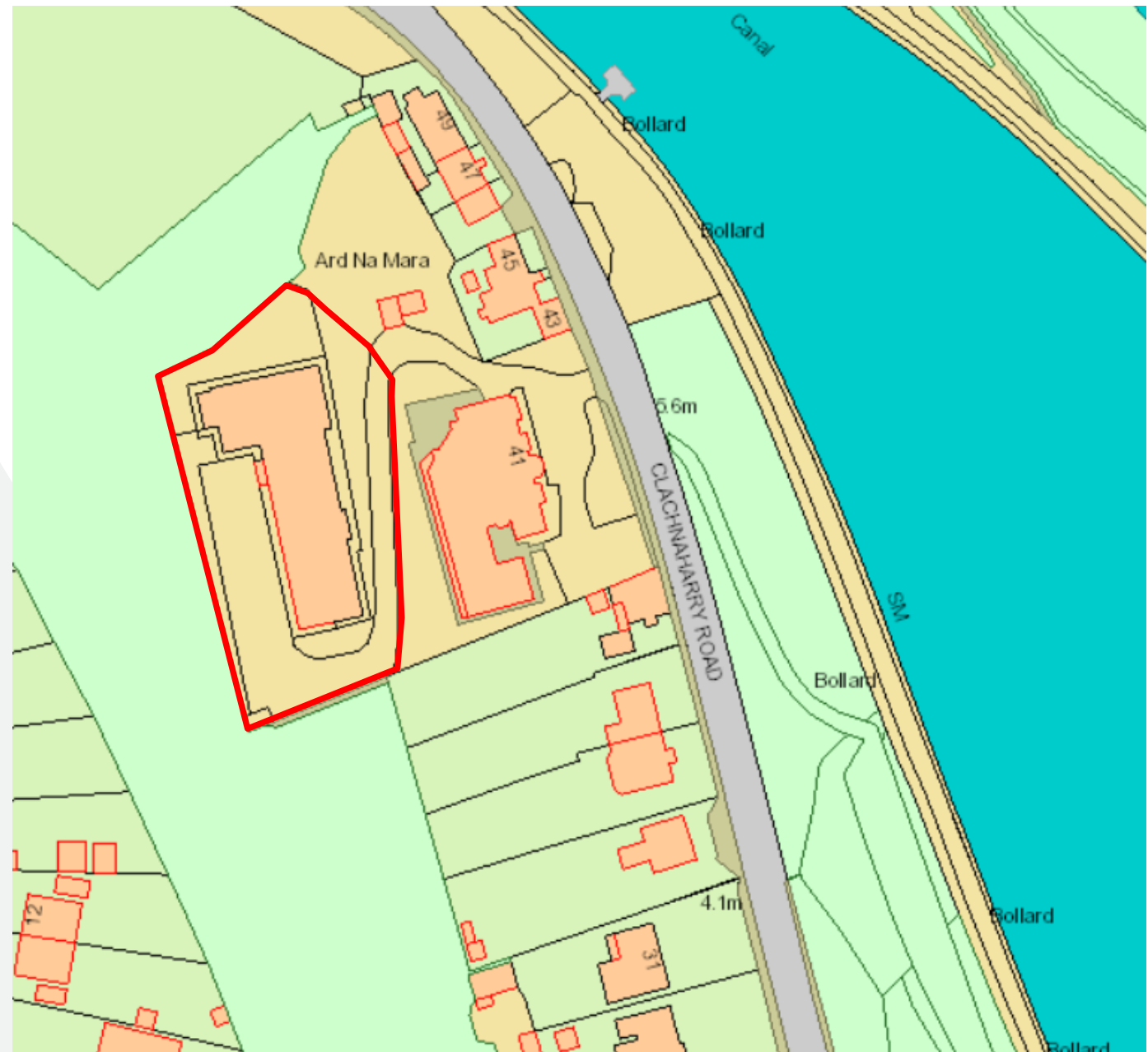
VAT

Prices are quoted exclusive of VAT (if applicable).

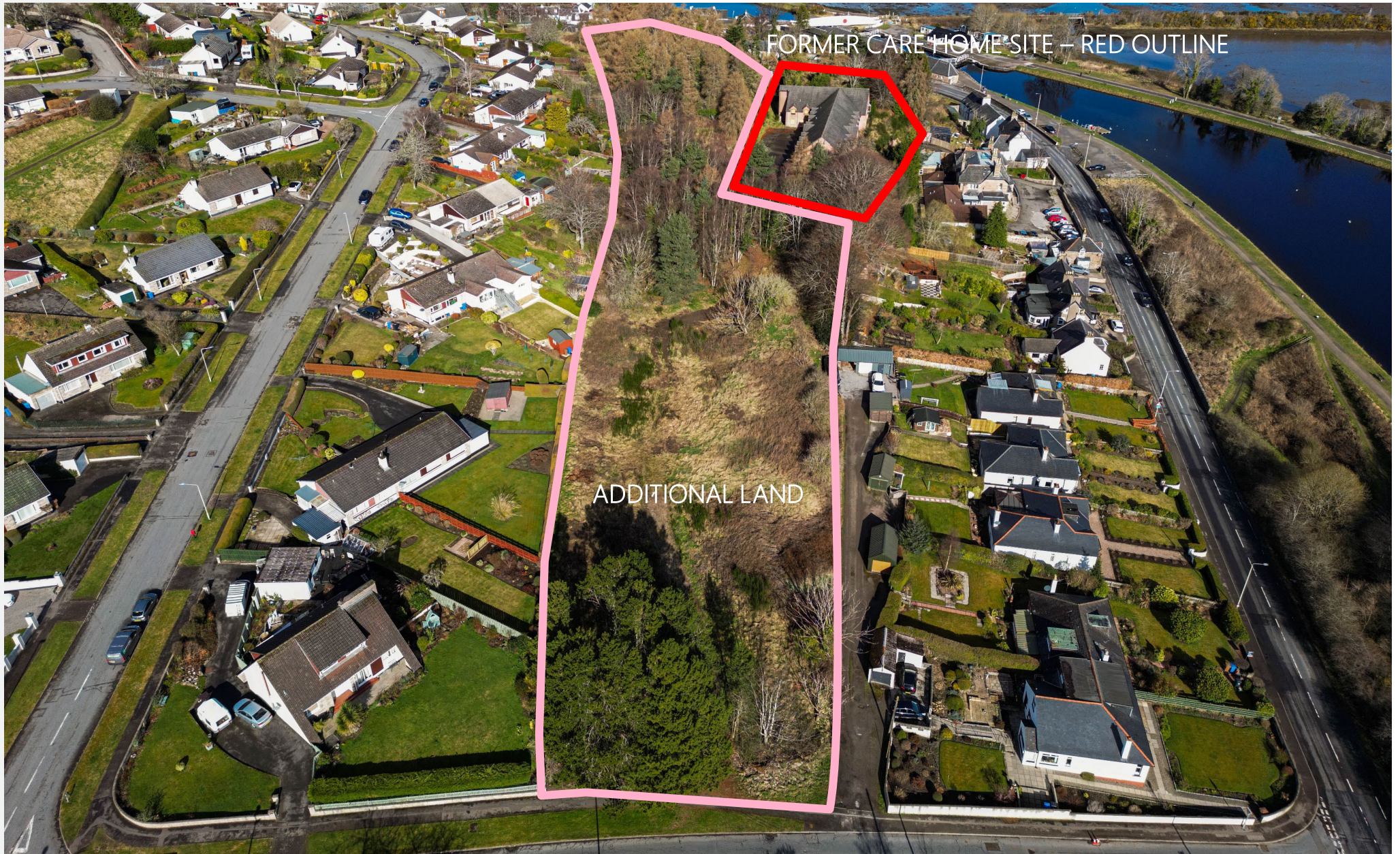
LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

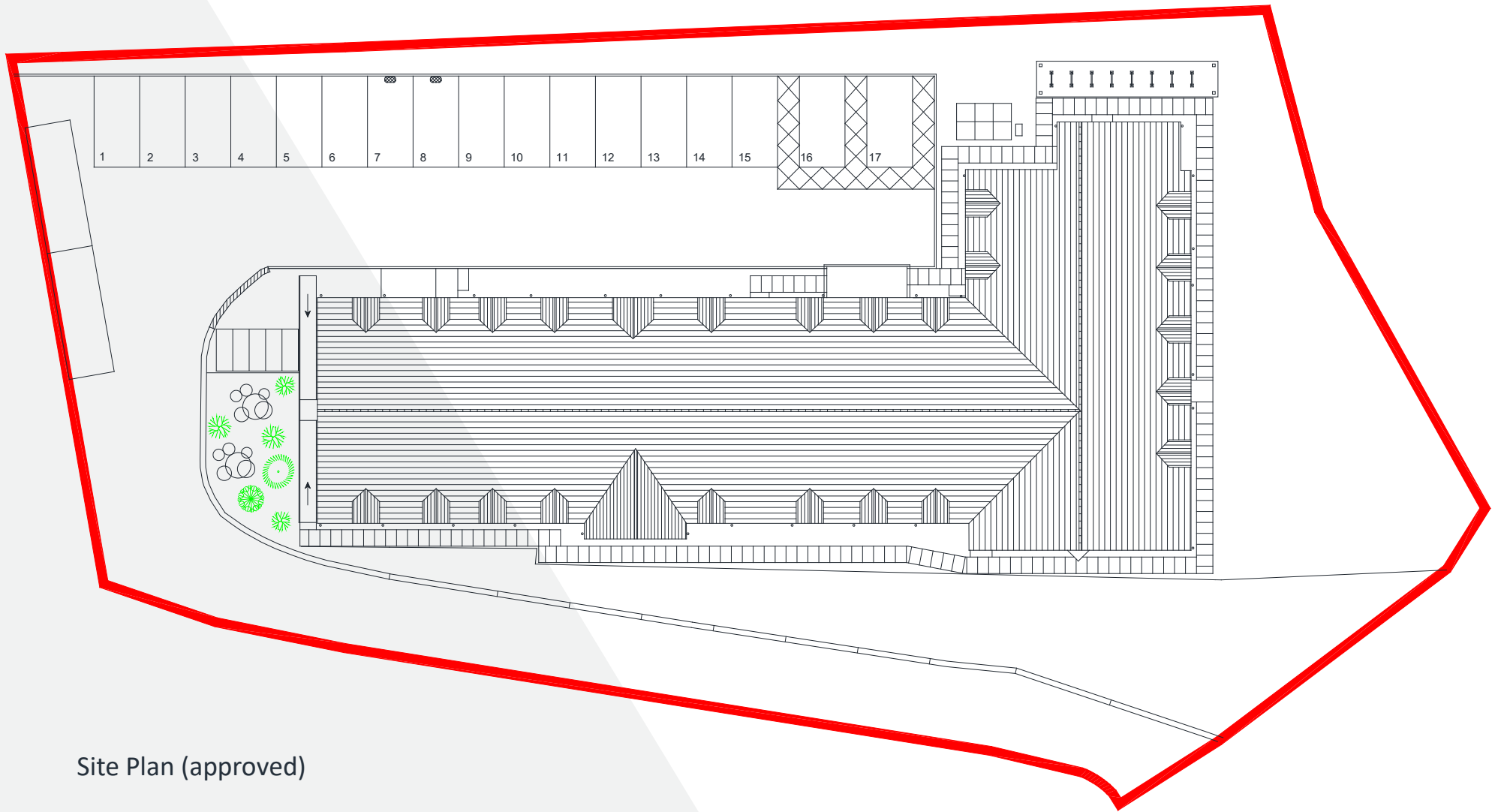




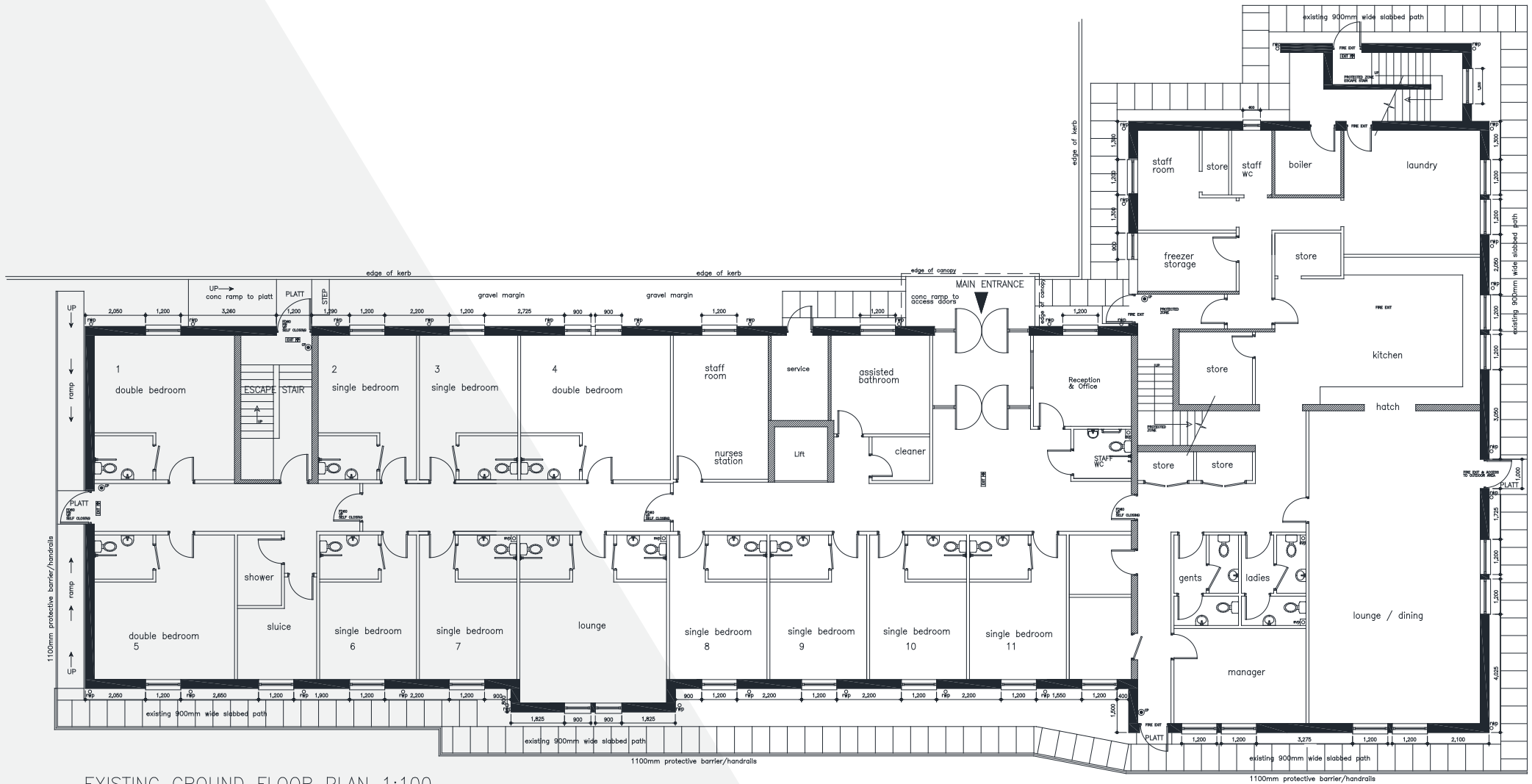


FORMER CARE HOME SITE - RED OUTLINE

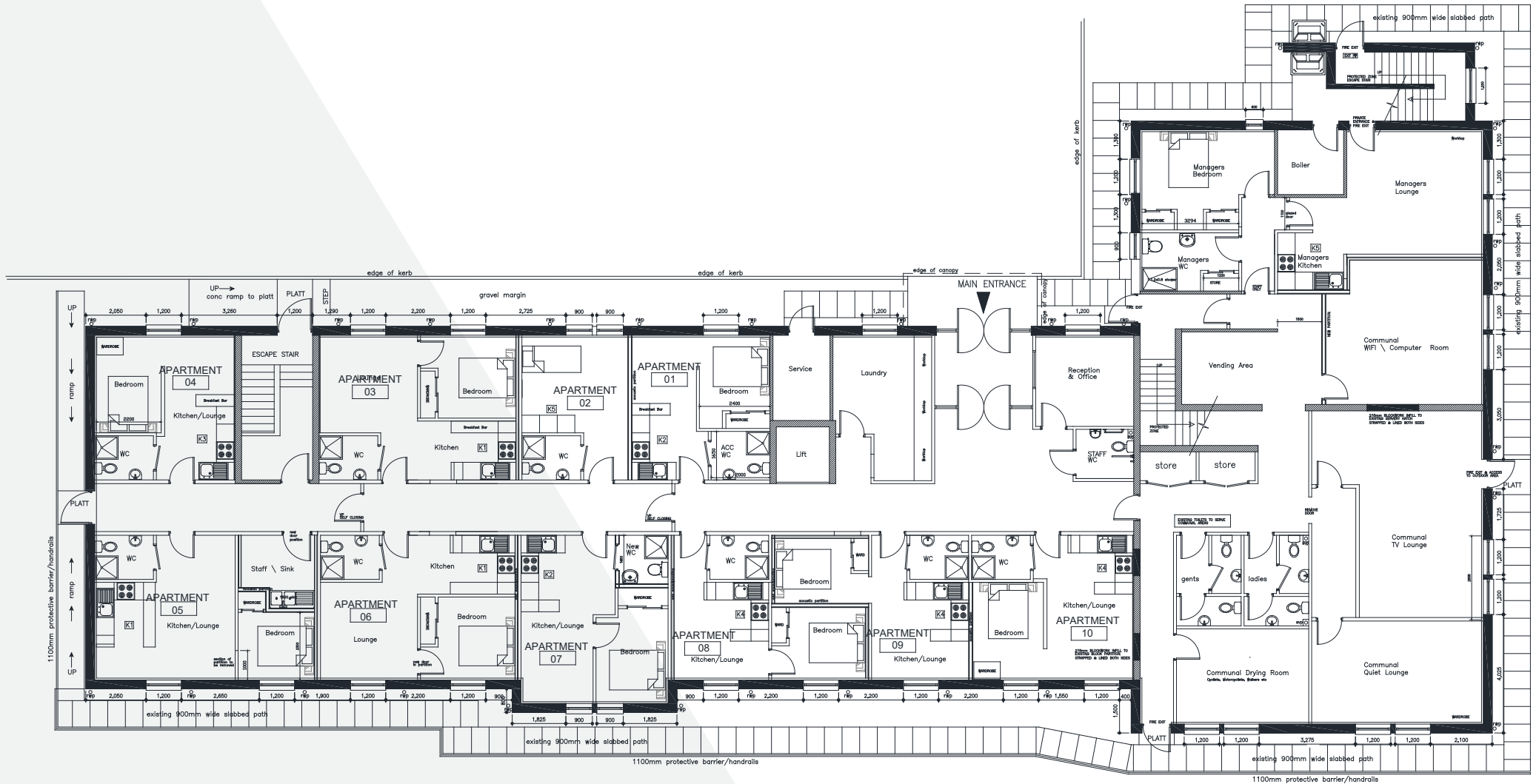
ADDITIONAL LAND



Site Plan (approved)

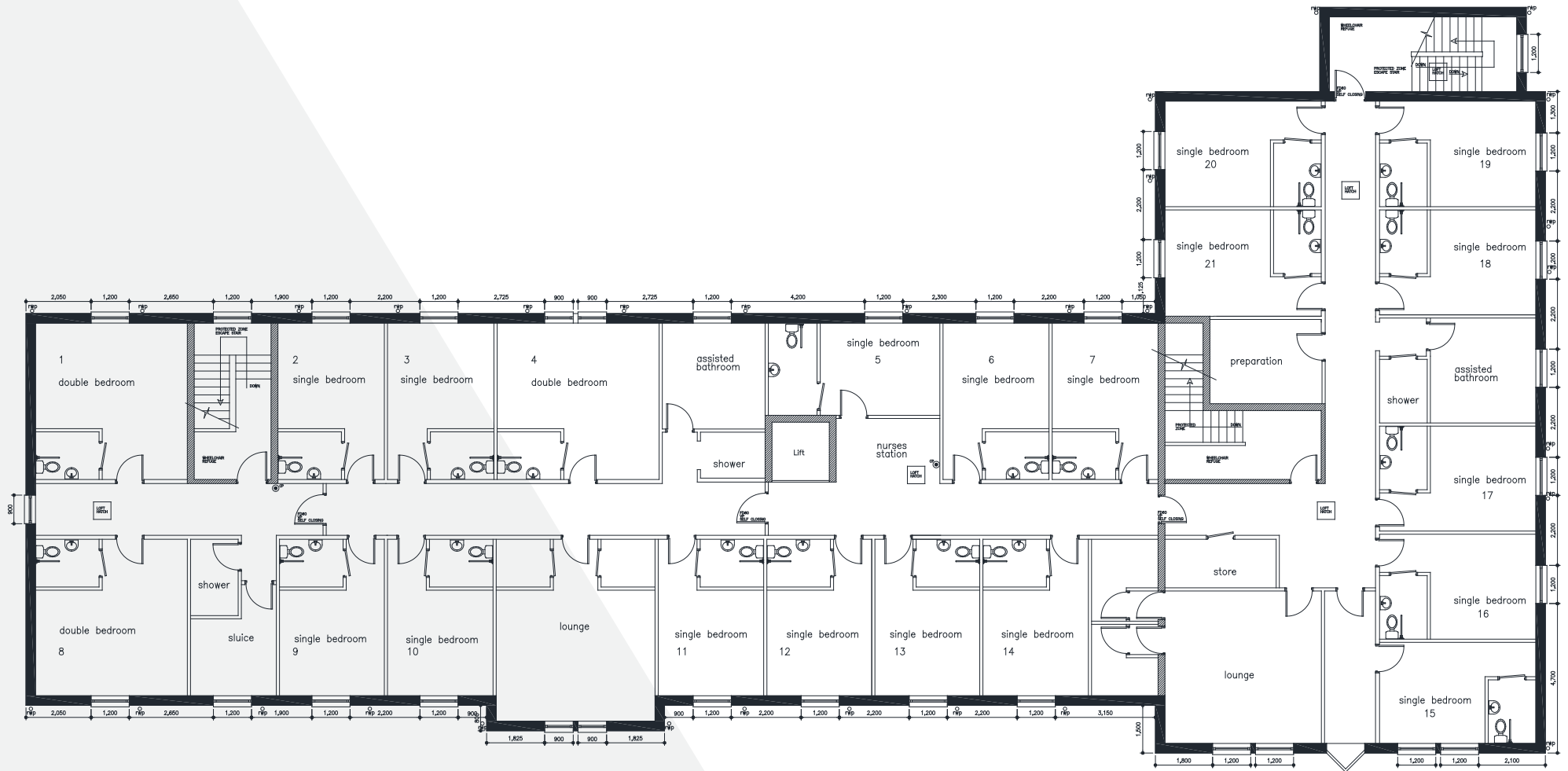


EXISTING GROUND FLOOR PLAN 1:100
 Existing Accommodation on Ground floor – 11no. residential rooms



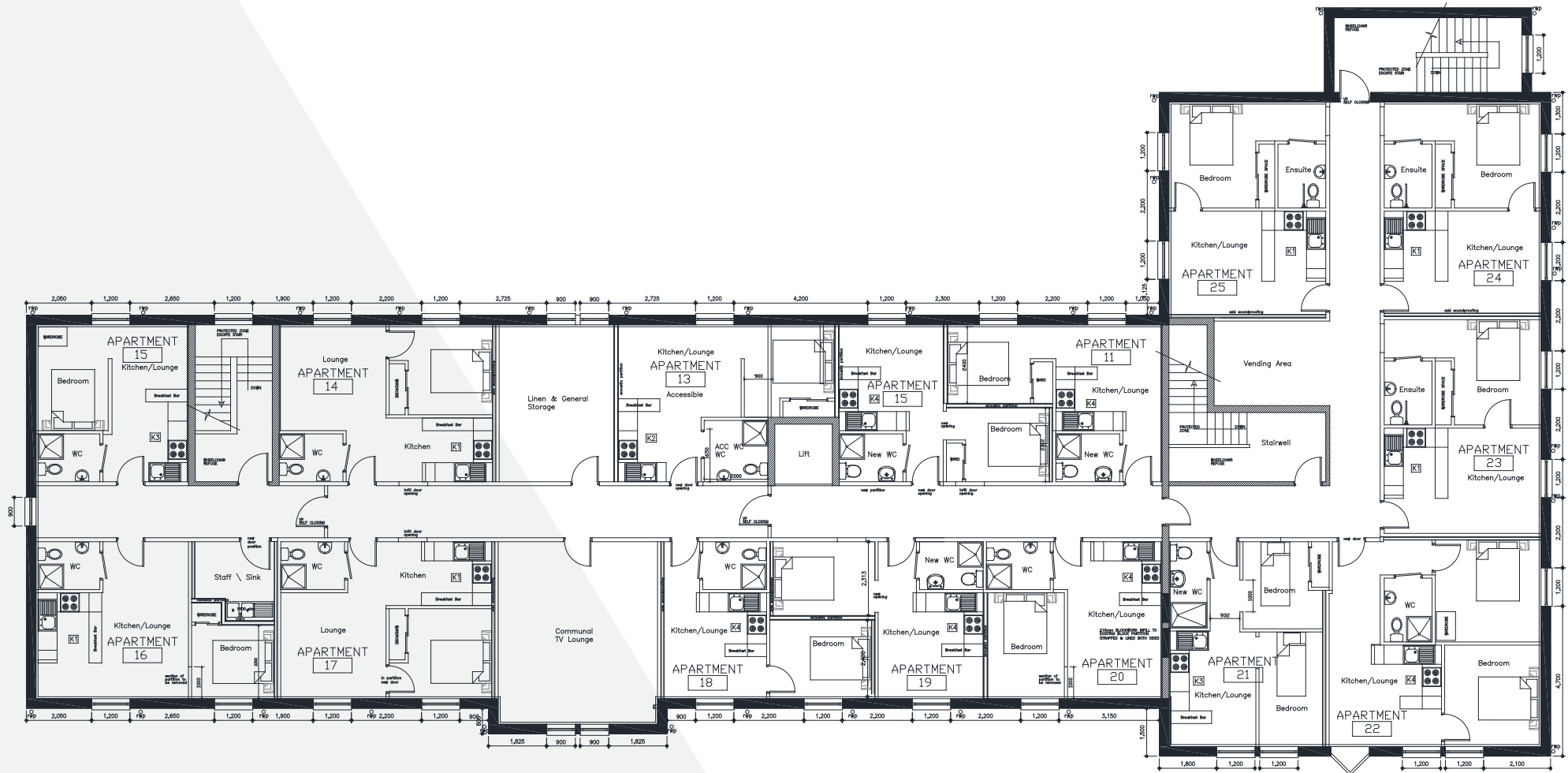
PROPOSED GROUND FLOOR PLAN 1:100

Proposed Accommodation on Ground floor – 10no. bedrooms plus Managers Accommodation



EXISTING FIRST FLOOR PLAN 1:100

Existing Accommodation on 1st floor – 21no. residential rooms



PROPOSED FIRST FLOOR PLAN 1:100

Proposed Accommodation on 1st floor – 15no. bedrooms



For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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