

FOR SALE

MIXED USE DEVELOPMENT OPPORTUNITY

TORVEAN CARAVAN PARK, GLENURQUHART ROAD, INVERNESS, IV3 8JL



- MIXED USE DEVELOPMENT SITE
- CLOSE TO INVERNESS CITY CENTRE
- SITE AREA: 1.10 HECTARES (2.72 ACRES)
- PLANNING CONSENT FOR RESIDENTIAL FLATTED DEVELOPMENT PLUS CONVENIENCE RETAIL

- SCENIC LOCATION OVERLOOKING THE CALEDONIAN CANAL
- EASY CONNECTION TO MAIN ROAD NETWORK INCLUDING NEW INVERNESS WEST LINK
- DETAILED PLANNING FOR 48 UNITS
- ZONED FOR UP TO 80+ UNITS

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population of 350,000 and is a popular tourist destination.

The subject site is ideally located at Torvean approximately 1½ miles to the south west of Inverness city centre. Direct access to the site will be taken from Glenurquhart Road which forms part of the main A82 Inverness to Fort William trunk road. The site is only a short distance from connection to the new Inverness West Link which connects the A82 at Torvean to the Dores Roundabout.

The site enjoys a scenic location overlooking the Caledonian Canal on its east boundary with Torvean Golf Course to the north and the Premier Inn - Inverness West to the west. Glenurquhart Road (A82) runs along the south most boundary and will provide direct access to the site.

DESCRIPTION

The subjects comprise an irregular shaped site which is generally level, presently used as a caravan park. The site extends to a total area of approximately 1.10 hectares (2.72 acres).

Full Planning Permission (Ref:16/03534/FUL) has been secured in respect of a Mixed-Use Development for the erection of 48 residential units within 6 flatted blocks with 25% affordable housing provision as well as 400 m² (4,300 ft²) of convenience retail along with access roads, footpaths, associated parking areas and amenity landscaped space.

However, the site has been zoned to potentially accommodate up to 82 residential units and therefore scope exists to increase/alter the site layout.

An indicative site layout plan is shown opposite:



PLANNING

The vendor has secured Full Planning Permission for a Mixed-Use Development comprising Class 9 (Private and Affordable houses) and Class 1 (Convenience- Retail) along with the creation of footpaths, parking areas, landscaping and screening as well as a new access road from the A82 (Glenurquhart Road)

The site layout plans and supporting information including technical assessments can be viewed on the Highland Council planning portal – Ref: 16/03534/FUL.

Interested parties are invited to make further enquiries with the selling agents and/or the local planning department.

SERVICES & TECHNICAL INFO

We understand that all services are readily available to the site. The vendor has commissioned development consultants in relation to Planning, Flooding and Drainage, Services, Transport and Access and other Site Investigations, copies of which can be provided on request. The purchasers must satisfy themselves in all respects.

METHOD OF SALE

The property is offered for sale as a single lot. The vendor would explore a range of disposal options

PRICE

Our clients are looking for unconditional best offers with limited conditionality for their heritable interest in the site. It is likely that a closing date will be set in due course for offers and therefore interested parties are advised to notify the selling agents of their interest in order to be kept advised of a closing date.

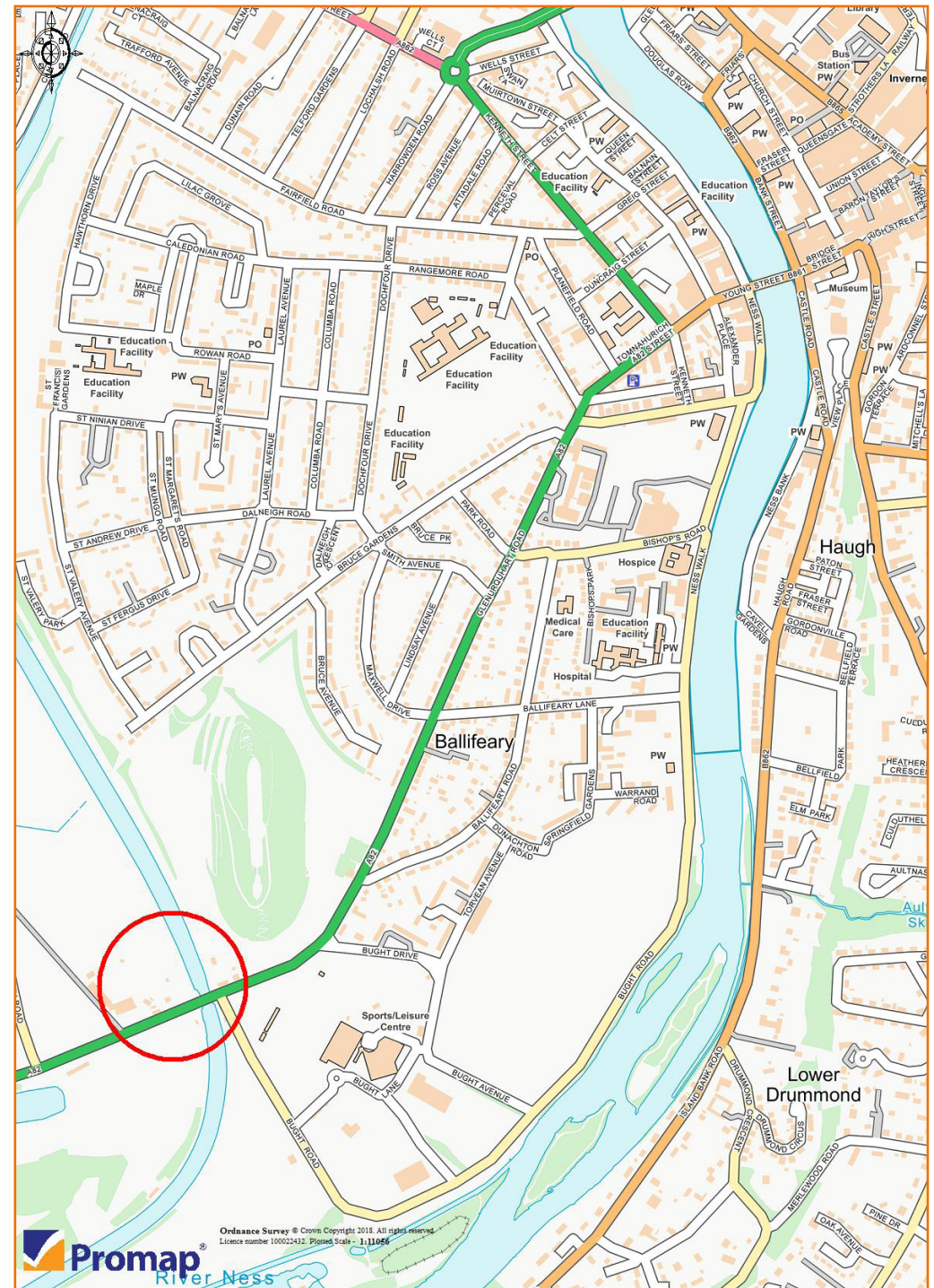
Proposals are invited on a 'Heads of Terms' basis.

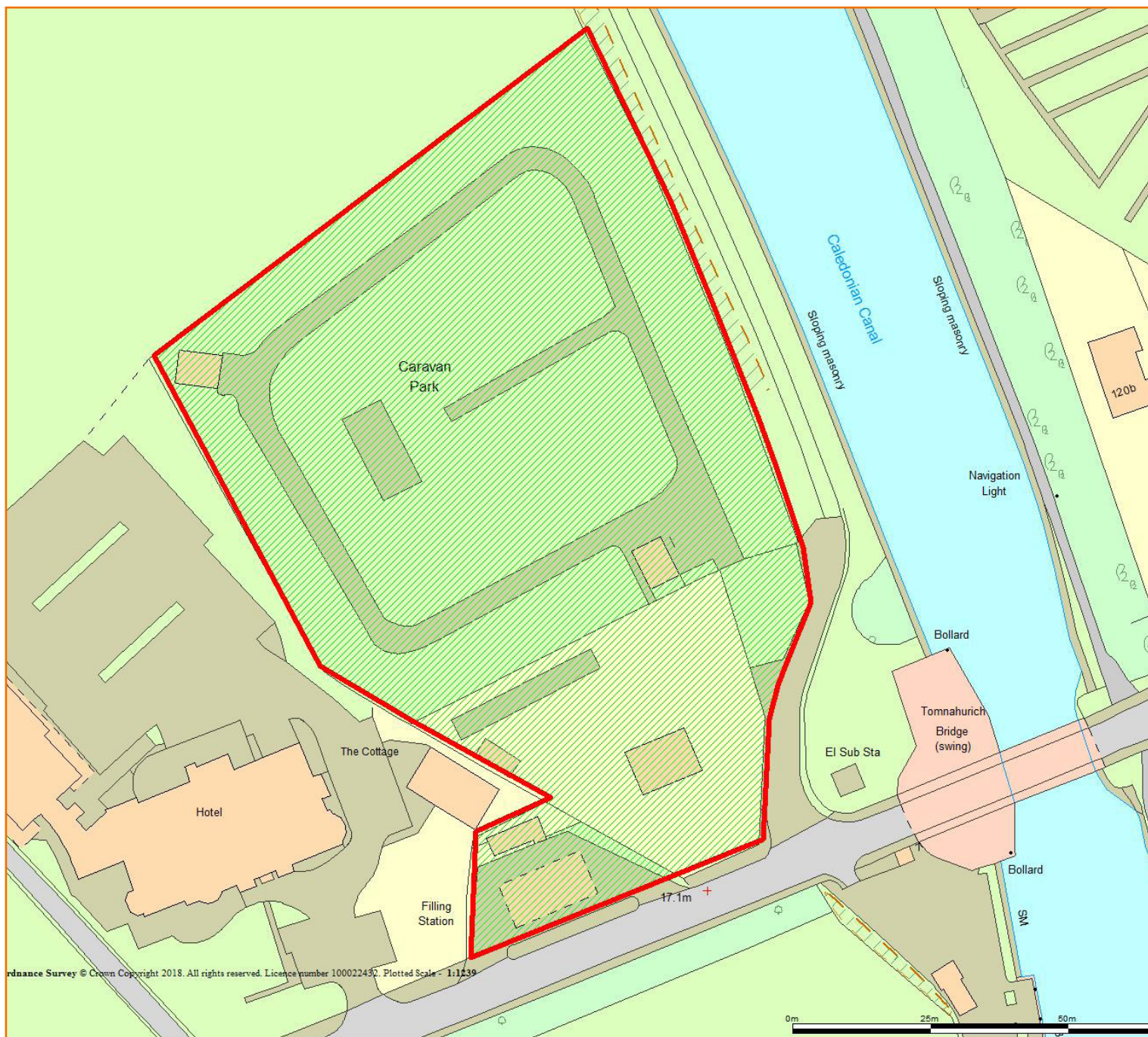
BOUNDARIES

The purchaser is deemed to have full knowledge of all boundaries and both the vendor and selling agents will not be responsible for defining the boundaries or ownership thereof.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agent and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.





VAT

We understand that VAT will apply to the purchase price.

VIEWING & FURTHER INFORMATION

Viewings are strictly by appointment by contacting the sole marketing agent to arrange an appointment.

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

February 2018