

Commercial Development Site, Old Edinburgh Road South



Development Opportunity / Land



INVERNESS IV2 6AR

**FOR
SALE**

- SITE SITUATED IN A POPULAR RESIDENTIAL LOCATION
- SITE SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- GROSS SITE AREA: 0.39 ACRES OR THEREBY
- SALE PRICE: OFFERS INVITED

Commercial Development Site, Old Edinburgh Road South INVERNESS

LOCATION

The opportunity is situated to the south side of Inverness within a predominantly residential area. The site has frontage onto Stevenson Road which is a popular thoroughfare through the residential development of Inshes.

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

DESCRIPTION

The land is currently laid with grass and has been previously used for amenity purposes. The land is generally flat in nature and we envisage access can be taken from General Wade Military Road. This to be confirmed via Highland Council Planning Department.

The whole site extends to approximately 0.39 acres or thereby.

SERVICES

We understand that mains water and electricity are available nearby. Prospective purchasers are advised to make their own enquiries with regard to the services for the site.

PLANNING

The land is currently allocated for 'Retail' in the Inner Moray Firth local Development Plan July 2015. The plan highlights that the site is suitable for a neighbourhood catchment scale facility allowing for improved access off Old Edinburgh Road South.

Further information is available from the Highland Council Planning Department.

GUIDE PRICE

Offers invited.

VAT

Applicable.

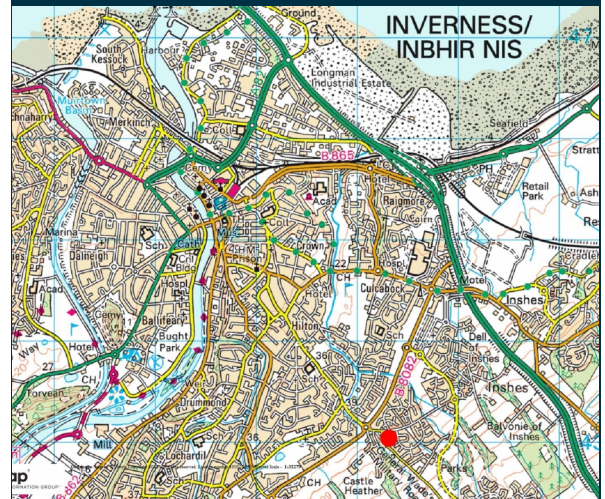
LEGAL COSTS

Each party will pay their own legal fees. Any LBTT or Registration fees will be the purchasers responsibility.

ENTRY

By mutual agreement.

FOR SALE Development Opportunity Land



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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- Please read carefully
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