

FOR SALE - DEVELOPMENT SITE

Distributor Road, Culduthel Avenue, Inverness



Excellent opportunity to redevelop a strategic area in Inverness

- Gross Development Area – 0.75 acres or thereby
- Benefits from existing planning consent – Reference 23/01318/FUL
- Close to recently completed retail development which is fully let
- Suitable for a variety of uses subject to planning
- Guide Price – On application

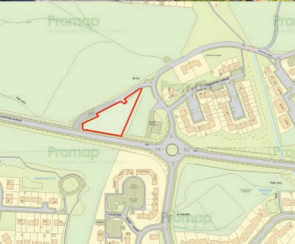
LOCATION

Inverness is the capital city of the Highlands of Scotland, with a population in excess of 65,000. The city is located on the banks of River Ness and the shores of the Moray Firth. There is excellent transport links for the A9 trunk road linking north towards Thurso and south towards Perth, from the A96 linking east towards Aberdeen and A82 linking west to Fort William.

Culduthel Mains is located approximately three miles to the south of Inverness City Centre. The site sits on the Inverness Southern Distributor Road* which provides easy access to the nearby Asda and Tesco Supermarkets, Inshes Retail Park, and Raigmore Hospital. This road is used by over 12,000 vehicles per day.

DESCRIPTION

The subjects comprise a broadly triangular shaped development site extending to 3,040 sq m (0.751 acres) or thereby. The topography is generally flat with the neighbouring site recently having been completed to form 3 No. retail units.



TITLE

The Title Plan and Title Report can be provided on application to the selling agent.

PLANNING

We understand the subject site has planning permission for the erection of a Funeral Home and Associated Car Parking – Reference - 23/01318/FUL. All interested parties should make their own enquiries with regard to the proposed local plan and their proposed use.

GUIDE PRICE

On application.

VAT

Applicable.

ENTRY

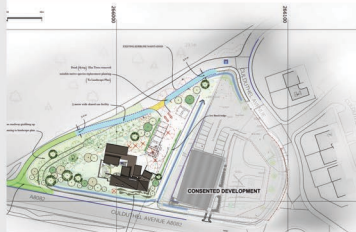
By mutual agreement.

SERVICES

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.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT or Registration Dues be applicable, the purchaser will be liable.



FURTHER INFORMATION

To arrange a viewing or for further information please contact
Rennie Property Consultants
Sandy Rennie
07766 357953
info@rennieproperty.co.uk
www.rennieproperty.co.uk

Disclaimer: The Agents or themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rennie & Mackay Property Consultants Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

rennie
property consultants