

FOR SALE

Residential development opportunity at Tornagrain, Inverness



Two lots available as a whole or individually

- **Outstanding opportunity** to be part of the ongoing development of Tornagrain
- **Tornagrain is an award-winning new town** project which over time will comprise 5,000 homes alongside schools, shops, social and community facilities
- **Phase 1 approaching 300 homes**, community and recreation facilities, shops, a café and nursery school is largely complete
- **Two new sites now being marketed** – with capacity for around 75 and 150 units respectively
- **Planning Permission** in Principle secured
- Core infrastructure already **provided by landowner**
- Low affordable housing requirement and **no section 75 costs**
- **Haul road access** to both land parcels is already in place

TORNAGRAIN



MORAY ESTATES

Site Location

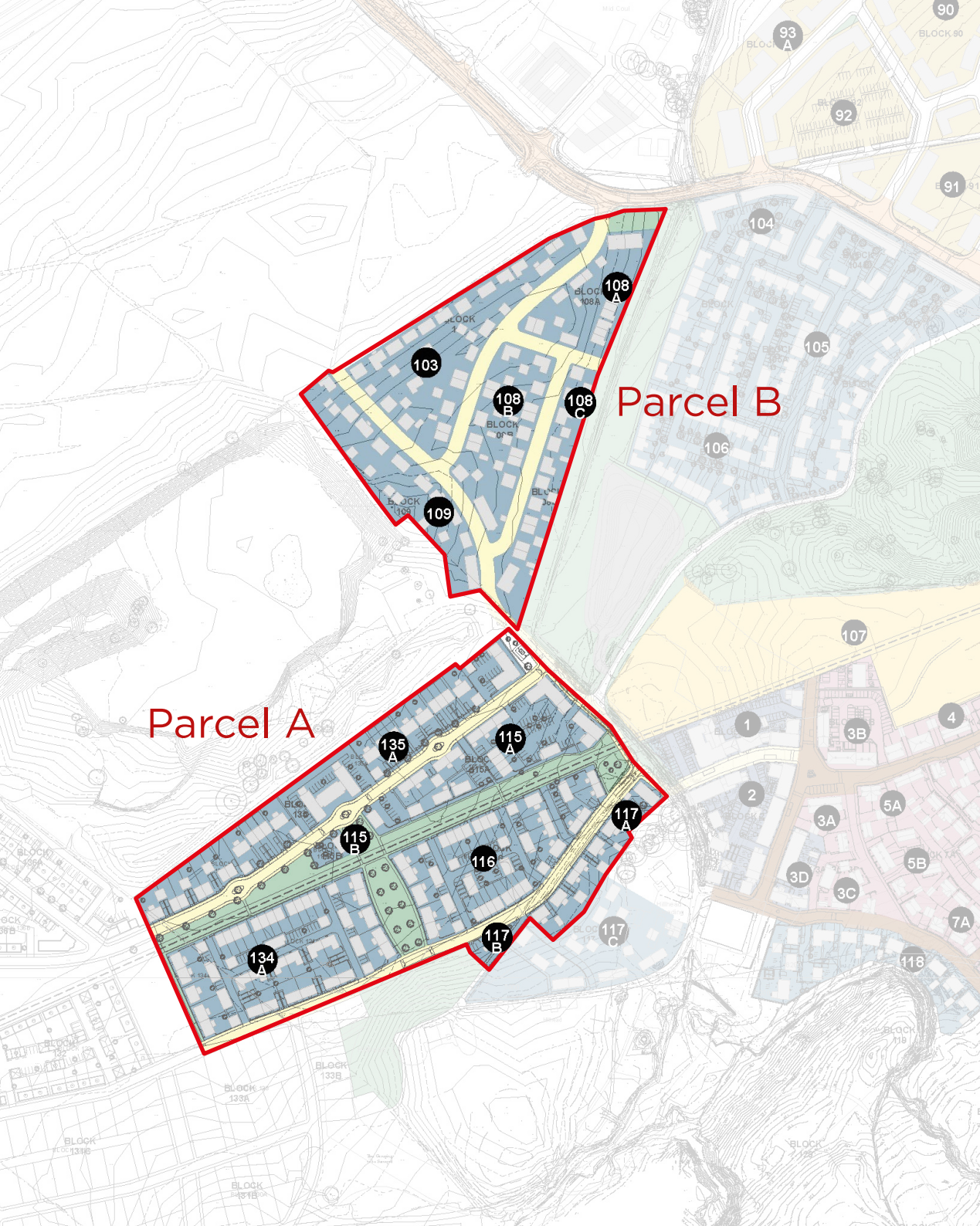
Tornagrain lies to the south of the A96(T), Inverness Airport and the associated Business Park, with Inverness some 7 miles to the west and Nairn 9 miles to the east.

The site extended to 259 hectares of agricultural land and woodland. There is one principal access route - known as Croy Road - running from the Mid Coul roundabout on the A96(T) southwards through the site to the village of Croy and onwards to the B9006. The first phase of the project has been built on either side of this road, with the key entry point being the formation of Douglas Square. An upgrade to Croy Road from the A96(T) to the northern edge of the first phase will be complete by the end of 2022, providing for a full two-carriageway road.

A new rail station is currently being built on land to the north of the A96(T), on the Inverness to Aberdeen line. The station is due to open at the end of December 2022 and will be connected to Tornagrain by an active travel link and a bus route.



Parcels A and B



Parcel A (Blocks 115-117 and 134-135)

Parcel A is situated West of the existing Phase 1 development, on the opposite side of the Mid Coul Burn. The 5.46 ha development, comprising of around 150 units, is currently worked agricultural ground under Estate control. The site falls West to East towards the quarry access road. It is bound to the North by the intermediate pressure gas main feeding the existing Tornagrain development, an access track for 4 units owned by the estate to the East, and the steeper slopes to the south.

Parcel B (Block 103, 108 & 109)

Parcel B is situated north of the existing Phase 1 development, on the north bank of the Mid Coul Burn. The 3.52 ha development, comprising around 75 units, is currently worked agricultural ground under Estate control. The site slopes down in a South-Eastern direction. It is bound to the north through a historical dry-stone wall, with the previously worked quarry bordering the Western Edge. Access to the site is onto the public highway to the east, this being the improved Croy Road. All services necessary to develop the site are adjacent to the site.

Vision and Design Principles

The guiding principles for the development of Tornagrain are to:

- Create a diverse, inclusive community environment, appealing to a wide variety of residents of diverse ages and backgrounds.
- Encourage a compact, sustainable development pattern in which town residents can easily access public transport and can walk to access their daily needs.
- Respond to the context of the Highlands' landscape and natural environment.
- Invoke the precedents set by Scottish architectural and planning traditions.
- A town centre and High Street fully integrated with the adjacent proposed business park and including a wide range of retail and commercial opportunities together with key community buildings.
- Three smaller neighbourhoods surrounding the town centre, each with its own unique, mixed-use centre.
- A central park south of the town centre and a network of open spaces including formal parks and informal open spaces, woodland areas and playing fields.
- Preserved woodland, community civic buildings including a town hall, leisure centre and schools.



Parcel A and B - Design

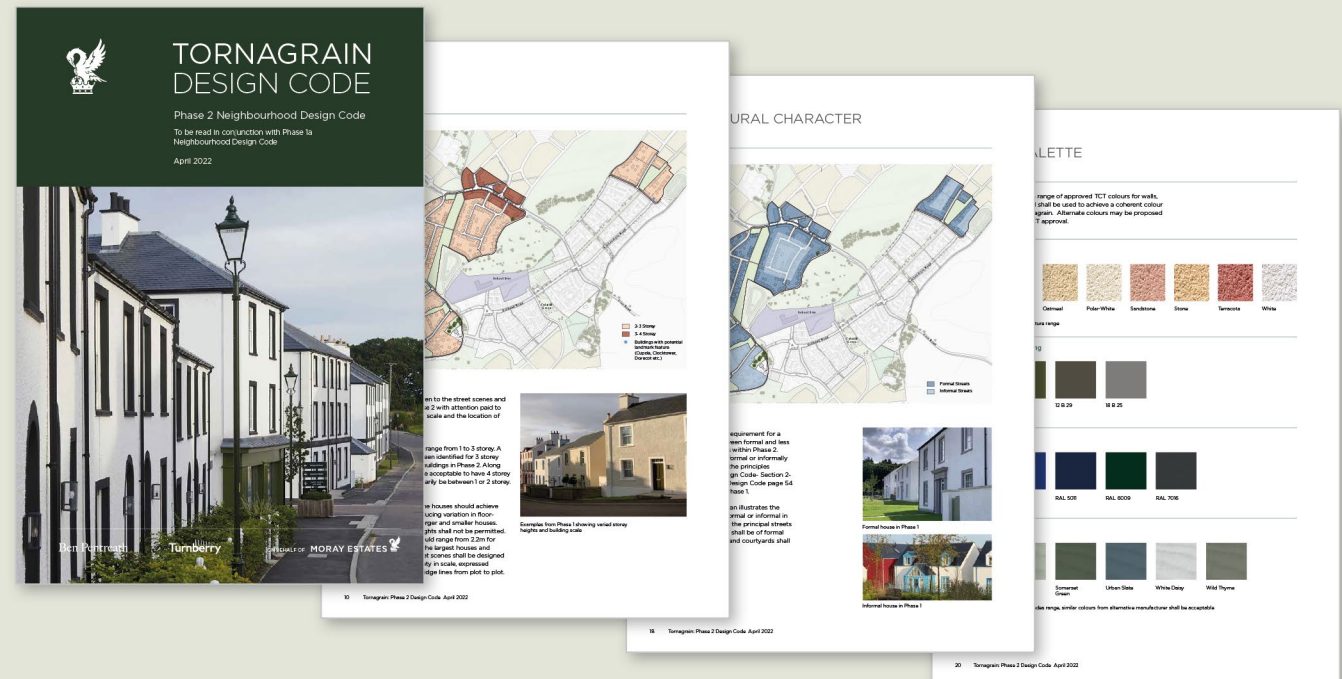
The following information is provided for both Parcel A and B within the dataroom:

- An illustrative masterplan for the land parcel – comprising a mix of 150 units for Parcel A and 75 units for Parcel B.
- A wider illustrative masterplan providing context for the parcel within the wider area.
- A unit mix plan.
- A housing mix schedule for each land parcel.
- A house plans book to allow reference back to the unit mix and illustrative masterplan.
- A plan calculating the development areas of the masterplan.
- A road construction extents plan.
- A boundary treatments plan.
- Indicative street elevations for each land parcel.

Also included is a copy of the Design Code for Phase 2 of Tornagrain, which has been submitted to THC for approval as part of the MSC condition discharge process that is the responsibility of Tornagrain Limited.

Finally, a Materials Palette is provided, which is applicable to both Parcels A and B.

Bidders should follow the design specification materials provided and prepare offers on the basis of this material. If bidders wish to vary their proposals from these materials, then any such variations should accord with the overarching Masterplan and supporting principles, Design Code for Phase 2 and Materials Palette. Offers that are a variation should state clearly the reason for the changes proposed and the benefits that would arise to both Moray Estates and the bidder from the proposed design change.



Form of Offer and Contact



We intend to set a fixed Closing Date for the receipt of formal offers. All interested parties should register their interest in writing to ensure notification of the Closing Date.

Formal notes of interest and offers should be submitted to:
enquiries@tornagrainbid.com
s.barnett@shepherd.co.uk
n.calder@shepherd.co.uk

For further information on the bidding requirements, please obtain a copy of the 'Information Pack for Prospective Bidders' available from the sole selling agent:



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