

Please refer to TCP for tree species & quality

**DEVELOPMENT SITE** Existing Orchard / Gardens

- > EXTENDS TO 0.34HA (0.840 ACRE)
- > SUITABLE FOR RETAIL/COMMERCIAL USES
- > PLANNING SECURED FOR RETAIL USE
- > LOCATED IN A POPULAR RESIDENTIAL SUBURB
- > HERITABLE (OUTRIGHT OWNERSHIP) INTEREST
- > 15 ON-SITE CAR PARKING SPACES
- > OFFERS OVER £85,000

**FOR SALE**

**WESTERCRAIGS, INVERNESS, IV3 8FA**

**CONTACT:**

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**LOCATION**

Westercraigs is located towards the north-western periphery of the city of Inverness. Surrounding is the converted former Craig Dunain hospital as well as various areas of new build housing which have been and continue to be developed by Robertson Homes. The overall masterplanned development at Westercraigs comprises 550 new homes. Immediately adjacent to the subjects is the former Chapel building; which is under consideration for Change of Use to a mixed use Community Facility. There are currently limited amenities within the immediate locale.

**DESCRIPTION**

Heritable development site For Sale extending to approximately 0.34Ha (0.840 acre) including the shared access thereto. The proposed building shall provide a clear span single storey commercial unit together with 15 on-site car parking spaces. The target gross internal area for the proposed building extends to approximately 200 sq m (2,153 sq ft).

**PLANNING**

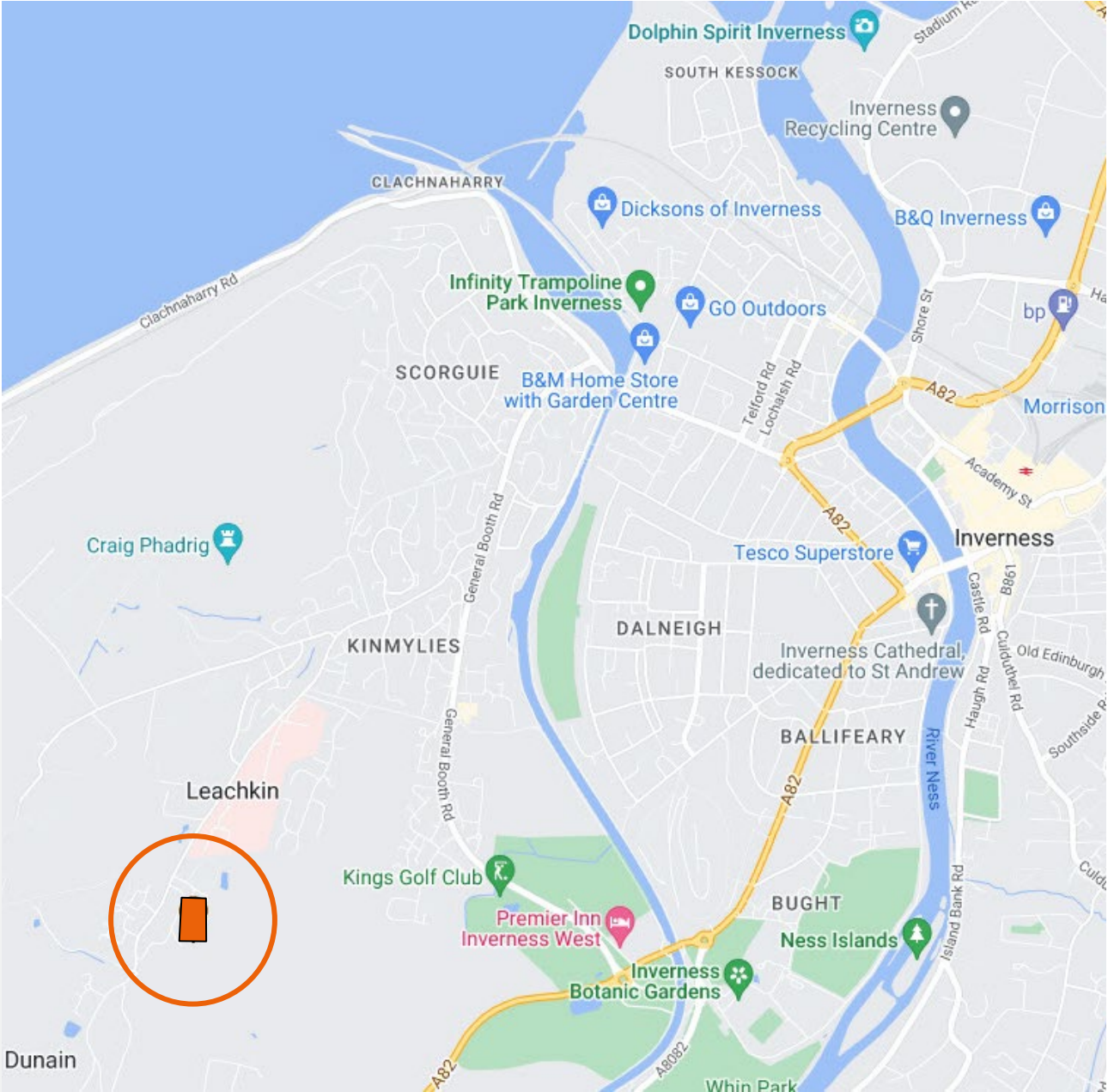
Planning (Ref. 22/01546/PIP) for "Erection and operation of retail shop, with associated access and parking" has been granted. The unit may be suitable for a wide range of commercial uses and potentially be sub-divided to suit smaller space requirements, subject to planning.

**SERVICES**

Mains water, electricity and drainage are understood to be close to the edge of the site. It will be the purchaser's responsibility to satisfy themselves on all servicing provision.

**RATEABLE VALUE**

Any new building will require to be assessed for rating purposes on completion and occupation.



## ENTRY

Entry will be on the conclusion of legal missives.

## SALE PRICE

Offers over **£85,000 exclusive of VAT**, are invited for our client's Heritable interest, subject to and with the benefit of planning permission (Ref. 22/01546/PIP).

## VAT

All prices are stated exclusive of VAT.

## COSTS

Each party will be responsible for their own legal costs in any transaction.

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

## VIEWING

Strictly by appointment. Please contact the selling agents to arrange an accompanied viewing.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.



**For further information or viewing arrangements please contact the agents:**

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

**Contact:** Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Tel: 01463 712239

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