



DEVELOPMENT OPPORTUNITY

RESIDENTIAL DEVELOPMENT SITE | POPULAR SCENIC LOCATION

IDENTIFIED FOR HOUSING DEVELOPMENT – PLANNING IN PROGRESS FOR 12 NO FLATTED UNITS WITH ON-SITE PARKING

UNCONDITIONAL OFFERS INVITED

FOR SALE

DEVELOPMENT SITE
SCORGUIE ROAD, CLACHNAHARRY, INVERNESS, IV3 8RA

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people. It is a well established tourism hot spot and also the start/end point for those embarking on the famous NC500. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

The property comprises a development site located at Clachnaharry on the north-western edge of the city with views over the Caledonian Canal and Beaulie Firth. The site benefits from close proximity to existing local amenities including a petrol station and a supermarket.

DESCRIPTION

The subject site which forms part of a larger gap site is irregular in shape of sloping topography down from the north-west to the south-east. The site is bounded to the north by existing woodland, to the east and west by existing neighbouring properties and to the south by Scorguie Road.

Pedestrian and vehicular access into the site is proposed via a central spine road accessed from a new junction off Scorguie Road with the new road to also serve the former care home site to the north of the subject site.

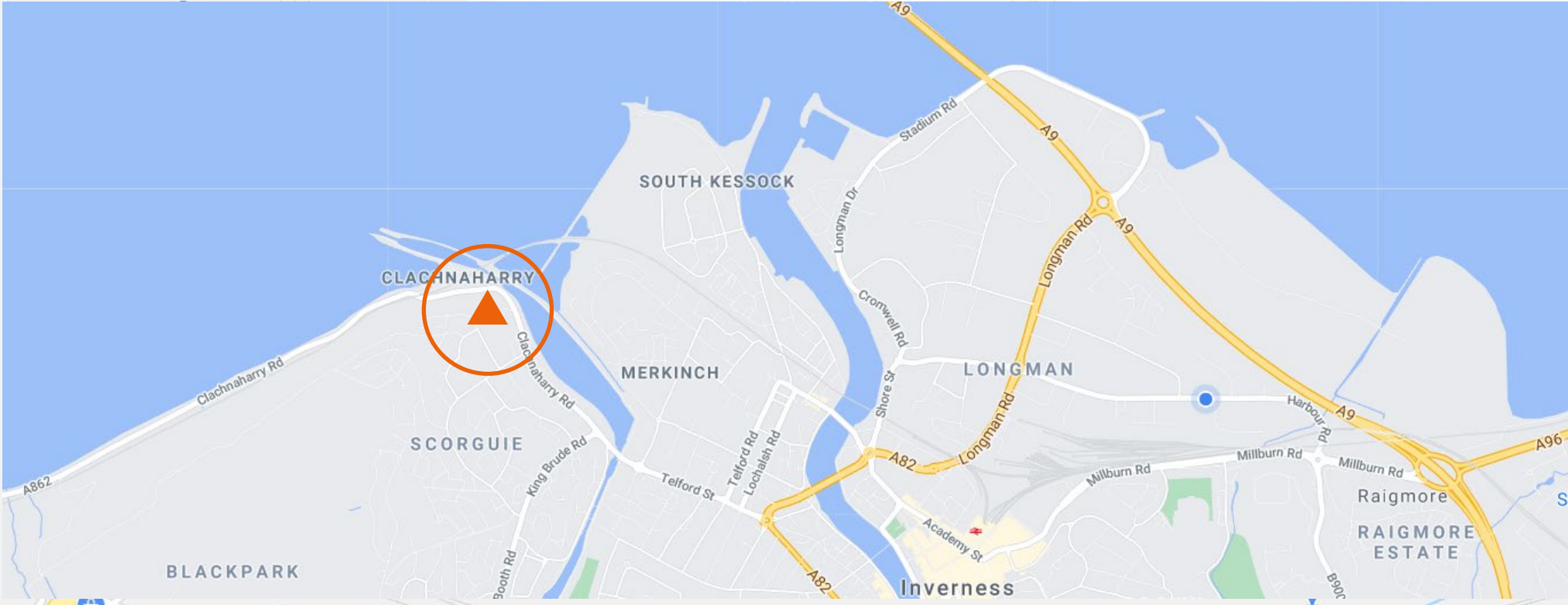
The site will provide for 3 blocks of 4 flatted units, a total of 12 units. There will be an on-site communal car parking court to the front of the units as well as designated bin storage for each flat plus secure covered cycle storage. The site will also benefit from strategic landscaping throughout. to enhance its amenity.

THE ACCOMMODATION

The development will comprise 12 no 2-bedroomed 4-person private entry cottage flats with flexible accesses allowing for wheelchair access on the ground floor which will facilitate a mix of residents within the development. The buildings will be finished with white rendered walls with sections of reconstituted stone under pitched slate grey-coloured tiled roofs.

EXISTING ADJACENT FORMER CARE HOME SITE

The gap site at Clachnaharry comprises of two distinct parts including the subject site area to the south and the existing nursing home site to the north including the existing tarmac access road from Clachnaharry Road. The existing nursing home site which is also available for sale is subject to a separate planning consent which received approval in December 2020 for change of use into self catering apartments/tourist accommodation (Approval Ref: 20/00202/FUL).



TENURE

The property is held as Heritable Interest (Scottish equivalent of English Freehold).

PLANNING

Planning Permission is currently under consideration for the erection of 12 No. flats with associated roads, parking, services and landscaping. Planning Reference 24/00970/FUL refers (Land 65M West of Dunvegan, 35 Clachnaharry Road, Inverness).

Full details are available on the planning portal – Click below:

<https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=SAE46LIHMCN00&activeTab=summary>

We have included a site plan opposite with images showing proposals and floor plans overleaf for ease of reference.

SERVICES

Services including water, gas, electricity and drainage are readily available nearby to the site.

METHOD OF SALE

We are inviting unconditional offers from parties interested in acquiring our client’s heritable interest in the subject development site, all in its existing condition, with vacant possession and the benefit of the anticipated planning permission. Interested parties are advised to notify the selling agents of their interest in order to be kept advised of any closing date to be set.

Alternatively, our client may consider selling the subject development site plus the former care home site as one lot. Please discuss any proposals with the marketing agents.

VAT

Prices are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

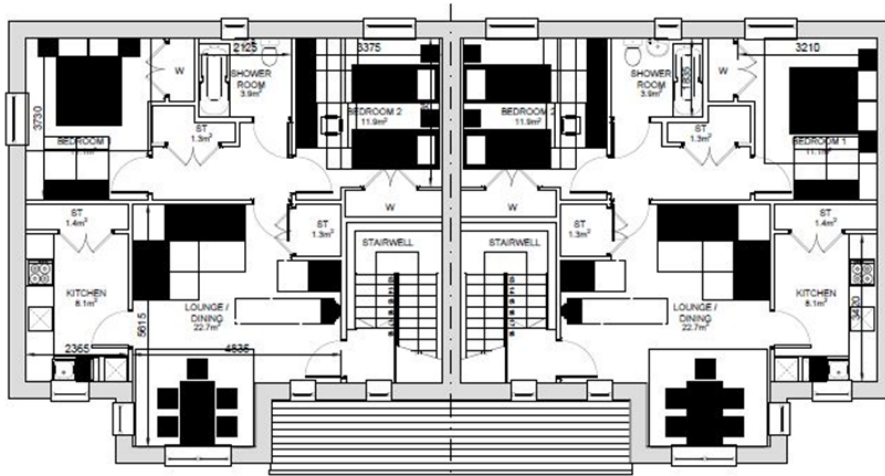


PROPOSED DEVELOPMENT - INDICATIVE SITE LAYOUT IMAGES



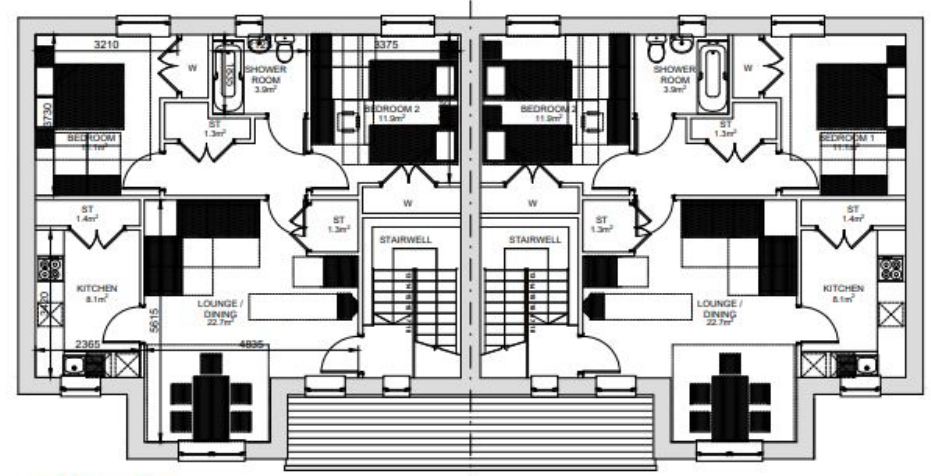


INDICATIVE FLOOR PLANS - UNITS 1-4

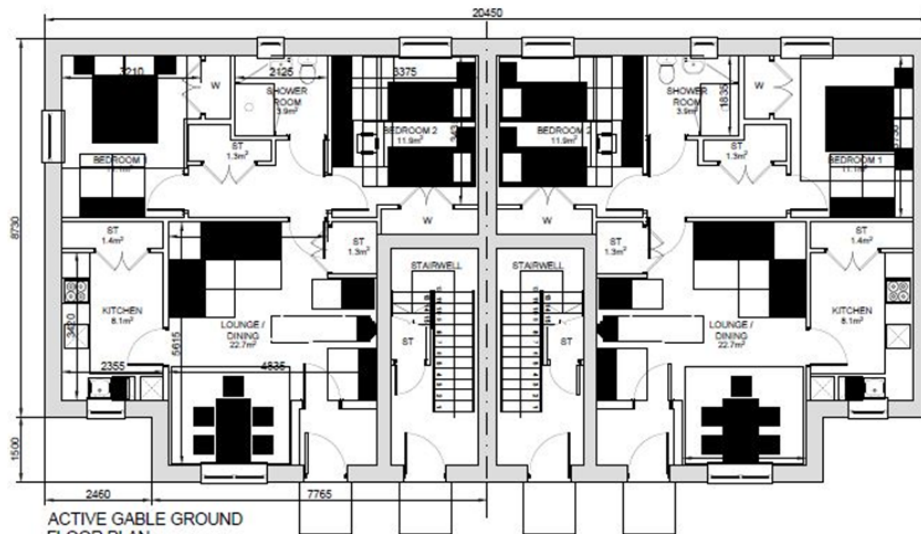


FIRST FLOOR PLAN
TWO BED FOUR PERSON FLAT
FLOOR AREA 80.8m²

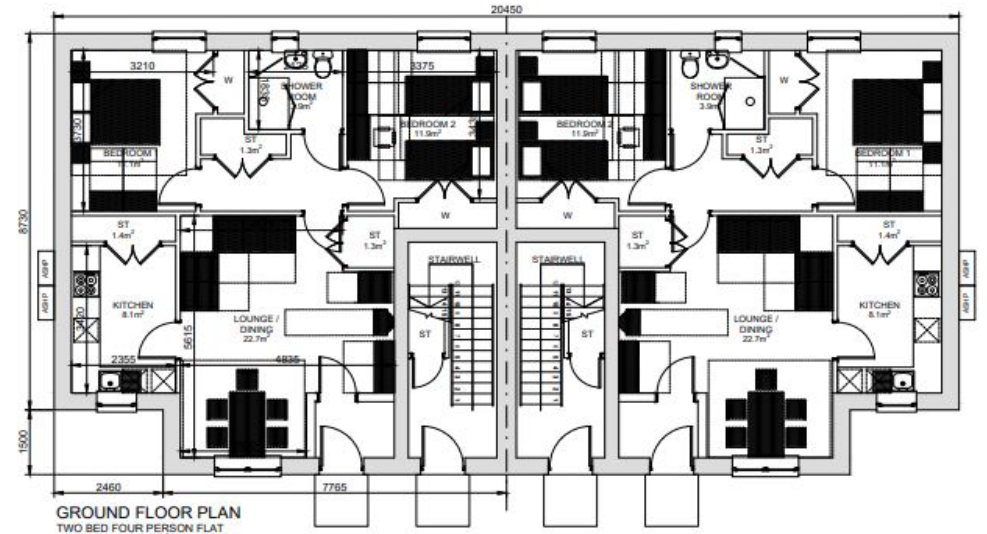
INDICATIVE FLOOR PLANS - UNITS 5-12



FIRST FLOOR PLAN
TWO BED FOUR PERSON FLAT
FLOOR AREA 80.8m²



ACTIVE GABLE GROUND
FLOOR PLAN
TWO BED FOUR PERSON FLAT
FLOOR AREA 74.8m²



GROUND FLOOR PLAN
TWO BED FOUR PERSON FLAT
FLOOR AREA 74.8m²



For further information or viewing arrangements please contact the agents:

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

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