



FOR SALE BY UNCONDITIONAL ON-LINE AUCTION – 4TH DECEMBER 2024 AT 2.30 PM
SUBSTANTIAL “C” LISTED STONE BUILDING | RE-DEVELOPMENT POTENTIAL, STP
PRIME LOCATION ON THE EDGE OF INVERNESS | SITE AREA: 5.85 ACRES
GUIDE PRICE: £295,000 (VAT FREE)

FOR SALE

DUNAIN HOUSE, INVERNESS, IV3 8JN

CONTACT:

Neil Calder: n.calder@shepherd.co.uk | **Linda Cameron:** linda.cameron@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk

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 subject property is located approximately 3 miles to the south west of Inverness city centre via the A82 Inverness to Fort William trunk road and is set in an idyllic countryside area on an elevated site with outlooks over open fields and mature woodlands.

DESCRIPTION

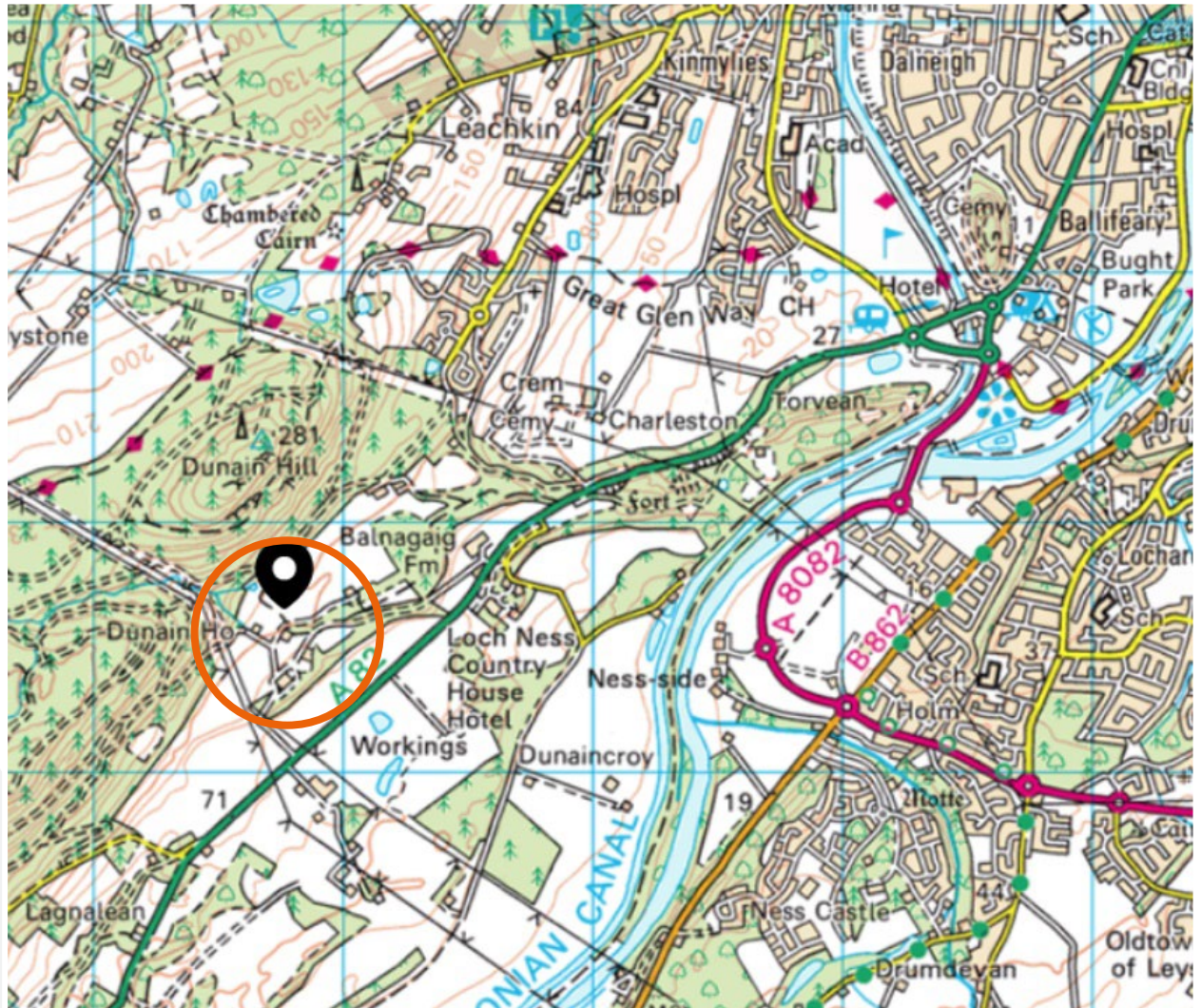
The property comprises the remnants of an 18th century Category "C" Listed stone and slate, former house which was extended in 1872 with side and rear additions.

The building was originally the House of Baillie of Dunain and formerly utilised as a hospital from the mid 50s until the mid 90s and thereafter a private residence.

The building was extensively damaged by fire in 2014. There are substantial grounds extending to circa 5.85 acres (2.37 hectares). Access is off the main A82 road via a private single track tarmac surfaced access road which runs between fields, leading to the subjects. The access is owned by our client however there are rights of access in favour of neighbouring properties. The land around the house site is grassed over with mature woodland beyond. The property presents a redevelopment opportunity, subject to securing the appropriate planning consent.

RATEABLE VALUE/COUNCIL TAX

The property has been removed from the Assessor's Valuation Roll.



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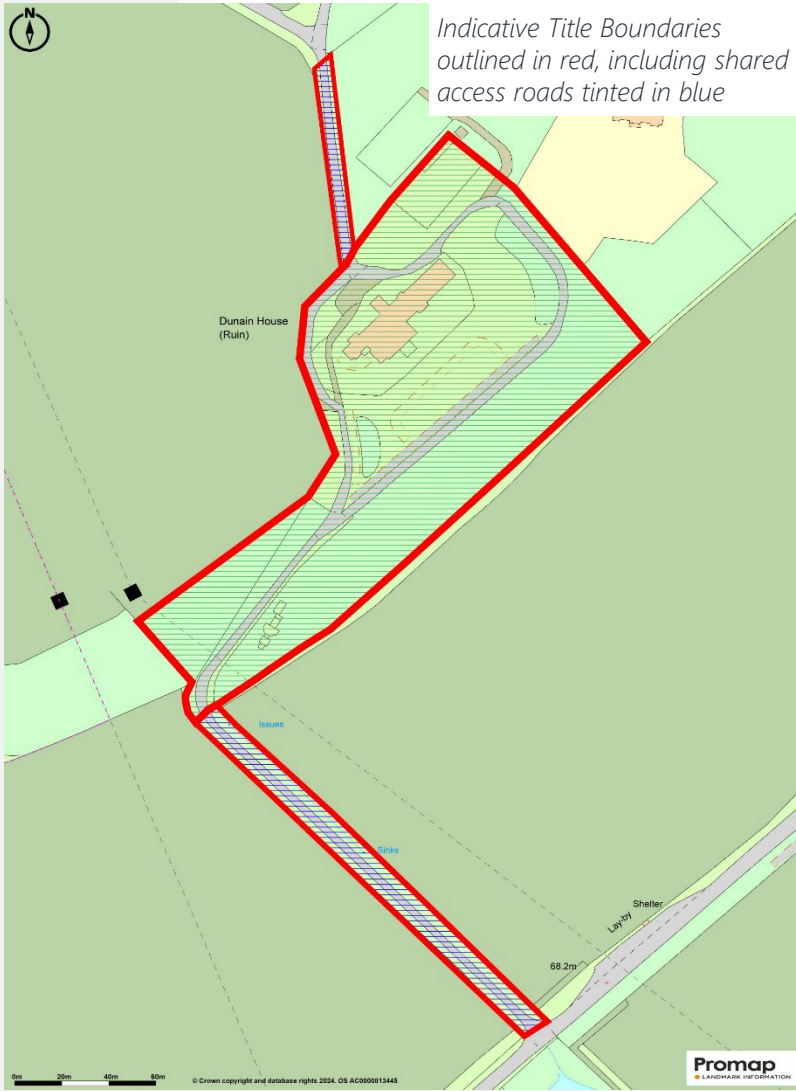
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Indicative Site Boundary outlined in red,



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AUCTION DATE: 4TH DECEMBER 2024 AT 2.30 PM

The property is For Sale by Unconditional Online Auction on the above date and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid. **Our client will consider offers prior to the Auction.**

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

LEGAL PACK

The legal pack is available to view online.

TENURE

Heritable (Scottish equivalent of Freehold).

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

The Guide Price is £295,000.

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

PLANNING

Previous to the fire damage to the property, planning consent was granted in 2013 for renovation and sub-dividing the building into 9 residential flats – Ref: **13/02670/FUL** refers.

A Pre-Application in 2021 for change of use to convert the building to a clinic and ancillary development was indicated likely to be acceptable in principle.

Please visit the Highland Council Planning Portal for further information on planning applications relating to the property:

[Link to Planning Portal](#)

If the building was demolished there is scope to create house plots. Other potential uses including hotel, hostel, medical facility or tourist accommodation may be possible, all subject to securing the appropriate Planning Permission from The Highland Council.

LEGAL COSTS

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT incurred thereon.

VAT

The property is not elected for the purposes of VAT. Therefore, VAT will not be payable on the purchase price.

EPC - See Legal Pack.

Local Office Contacts

Neil Calder
Shepherd Commercial
Mulberry House
39/41 Harbour Road
Inverness, IV1 1UA

Tel: 01463 712239
n.calder@shepherd.co.uk



Linda Cameron
Shepherd Commercial
Mulberry House
39/41 Harbour Road
Inverness, IV1 1UA

Tel: 01463 712239
linda.cameron@shepherd.co.uk



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

Shepherd Chartered Surveyors Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA | Tel: 01463 712239
E-mail: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk

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