



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > POPULAR SCENIC VILLAGE LOCATION
- > IDENTIFIED FOR HOUSING DEVELOPMENT
- > GREENFIELD SITE EXTENDING TO 3.14 HECTARES
(7.76 ACRES)
- > POTENTIAL FOR 70 – 80 UNITS
- > OFFERS INVITED

FOR SALE

DEVELOPMENT LAND, CASTLE GROUNDS, ROSSKEEN, INVERGORDON, IV18 0LW

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THE OPPORTUNITY

Shepherd Commercial are delighted to offer to the market a rare opportunity to acquire prime residential development land in the popular town of Invergordon.

LOCATION

Invergordon is situated on the northern shores of the Cromarty Firth and is an important port. The town has a population of approximately 4,075 people (2011 Census). Historically the town was an important naval base. It continues to have a busy commercial port and the town remains an important industrial base serving the wider Easter Ross area. The nearby market towns of Dingwall and Tain lie 13 miles to the west and 12 miles to the north east respectively. The main regional centre is Inverness which lies approximately 25 miles to the southwest via the A9 trunk road and is an easy commute.

Invergordon benefits from primary and secondary schools, an 18-hole golf course, a bowling green and a good range of hotels and shops as well as a whisky distillery operated by Whyte & MacKay. The town has a railway station on the Inverness to Wick line and regular bus services linking the town both north to Wick and south to Inverness.

The development site is located at Rosskeen on the north-western edge of Invergordon. The site is easily accessed via Castle Close.

DESCRIPTION

The subjects comprise a secluded Greenfield development site which is generally level and extends to approximately 3.14 hectares (7.76 acres). The site is currently grassed over and set within an idyllic setting bounded by mature woodlands.

The site lies to the north west of Invergordon town centre with Invergordon golf course to the west. The immediate area primarily comprises mature woodlands and agricultural uses.



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PLANNING

The site is allocated within the Inner Moray Firth Local Development Plan which was adopted in July 2015 and is to be read in conjunction with other current Highland planning policy, most notably, the Highland Wide Local Development Plan which was adopted on 5 April 2012.

Whilst the vendor has not submitted any planning application, the site is allocated for housing development with a capacity for 30 units – Reference: IG4 House of Rosskeen. Subject to local authority approval, we anticipate the site can accommodate a larger number of units, however, detailed site layout plans and proposals will need to be submitted to the local planning department for their consideration/approval.

Interested parties are invited to make further enquiries with the selling agents and/or the local planning department.

SERVICES & TECHNICAL INFORMATION

We understand that mains connections to water, electricity and drainage are readily available to the site. The vendor has not commissioned development consultants in relation to Planning, Flooding and Drainage, Services, Transport and Access nor any other Site Investigations etc. The purchasers must satisfy themselves in all respects.

METHOD OF SALE

The property is offered for sale as a single lot, however, the vendor would explore a range of disposal options.

OFFERS

Our clients are looking for unconditional best offers for their heritable interests in the land. It is likely that a closing date will be set in due course for offers and therefore interested parties are advised to notify the selling agents of their interest in order to be kept advised of a closing date.

Proposals are invited on a 'Heads of Terms' basis.

BOUNDARIES

The purchaser is deemed to have full knowledge of all boundaries and both the vendor and selling agents will not be responsible for defining the boundaries or ownership thereof.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agents and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.

VIEWING

The site is open for viewing although any party entering the land does so at their own risk and neither the vendor nor their agents will be liable for any injury, loss or damage which may arise as a result of this.

VAT

We understand that VAT will not be added to the purchase price.





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

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