



Milton of Leys South, Inverness, IV2 5BD

- Gross site area: 3.46 acres or thereby
- Guide price: on application
- Suitable for a variety of uses subject to planning
- Elevation position over Inverness in established and popular location
- Close to A9 Trunk Road
- Proposed land use for wider development: Residential-led mixed use development including commercial and employment uses with capacity for 400 dwellings.



The site represents an opportunity to acquire prime commercial development land within an established residential location in Inverness. The site will form part of a wider residential development.

LOCATION

Inverness is the administrative and commercial hub of the Highland Region with a population of circa 55,000 over a significant catchment area. The city occupies a strategic position on the North of Scotland with good road, air and rail links.

The opportunity is located close to Milton of Leys Primary School and a shopping complex on the southern outskirts of Inverness. Surrounding occupiers within the shopping complex include a Co-operative, Hot Food Takeaways and a Pharmacy.

SITE AREA

3.46 acres / 1.4 hectares or thereby.

TITLE

Available on application to seriously interested parties.

GUIDE PRICE

On application.

LEGAL COSTS

Each party will pay their own legal costs. Should LBTT or Registration Dues be applicable, the purchaser will be liable.



SERVICES

We understand that the site will benefit from connections to utilities and drainage nearby, however, potential purchasers should make their own enquiries in this regard.

PLANNING

The site is currently allocated within the adopted Inner Moray Firth Local Development Plan under Business. Highland Council is currently preparing the Inner Moray Firth Local Development Plan to which the planned adoption will replace the current Local Development Plan. As part of this process, our client submitted a representation to the 'Call for Sites' consultation promoting the land at Milton of Leys for residential-led mixed use development including commercial and employment uses with capacity for 400 dwellings.

Discussions will be held with Transport Scotland regarding any improvements or modifications required in relation to the A9 off slip. These do not act as constraints and would be applicable to any type of development that came forward on the site.

Further details on application to the selling agent. For further information from the local authority, please visit the planning portal on the Highland Council website.

VAT

Applicable.

To arrange a viewing please contact:



Kenny McKenzie BSc (Hons) MRICS
01463 701887

Kenny.McKenzie@g-s.co.uk



John MacBean BSc MRICS
01463 701894

John.MacBean@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2022