

Inverness Airport Railway Station  
Park & Ride

Inverness Airport

A96 (1 km)

- Site Situated within Popular Commercial Location
- Close Proximity to The A96
- Gross Development Area 1.2 Acres / 0.48 Hectares or Thereby
- 'Pre-App' Advice Available on Application
- Site Sits Beside Recently Constructed Inverness Airport Railway Station Serving the Airport
- Suitable for a Variety of Uses, Subject to Planning
- Additional Land May be Available
- Highland Council Broadly Support Construction of a Mobility Hub

**FOR SALE AT INVERNESS AIRPORT RAILWAY STATION**  
Development Site by Inverness, Highland, IV2 7JJ

**GRAHAM  
SIBBALD**



## LOCATION

The site has been strategically placed and is accessible for staff and customers with easy access to Inverness and Nairn, the A96, A82, and A9 trunk roads. In addition, the site is close to Inverness Airport which handled 458,976 passengers last year — to March 2022. The year to March 2020 was 916,669 and the year to March 2019 was 909,000. The airport benefits from daily links to London Heathrow, Gatwick and Amsterdam as well as many other national and international destinations.

A96 annual average daily flow — all motor vehicles  
2019 - 13,621  
2020 - 9,606 (Covid)  
2021 - 11,124 (Covid)

The development opportunity sits near Tornagrain which is a new town development, approximately 1 mile south of the site with planning for a town of 5,000 homes. It aims to create a sustainable community with a focus on traditional town planning principles and modern design. The development plans include a mix of residential properties, commercial spaces, educational facilities, parks, and green spaces. Tornagrain emphasizes walkability, connectivity, and a sense of community, with an emphasis on creating a vibrant and inclusive environment. The town's design takes inspiration from traditional Scottish architecture while incorporating modern amenities and sustainability

practices. As well as being close to the existing A96, it sits adjacent to the grade separated junction for Inverness Aiport and Tornagrain in the approved dualling scheme for the A96 to Auldern section.

## DESCRIPTION

The site is situated approximately 7 miles east of the city of Inverness between the Dalcross Industrial Estate and the A96. The opportunity sits adjacent to the recently opened (February 2023) rail halt site which allows passengers train access to Inverness/airport.

The site is generally flat and extends to a gross development area of 1.2 acres / 0.49 hectares or thereby.

## SALE TERMS

The purchaser will be offered a 125 year ground lease. Purchaser may be eligible for grant assistance from

Highlands and Islands Enterprise (HIE). Interested parties should contact the agents who can provide contact details for HIE to discuss grant availability.

The site will have service provisions available nearby with any purchaser satisfying themselves in this regard.

## 'PRE APP' ADVICE

Ref: 23/00899/PREAPP

Date of Issue: 26 April 2023

Proposal: Construction of a mobility hub comprising refuelling station, recharging station for electric vehicles, shop (Class 1), associated access, parking, and landscaping.

The proposal is broadly supported and is reviewed positively by Highland Council.

Further information available on application to the marketing agent.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

VAT is applicable on all figures quoted.

## PRICE

Offers Invited.

## VIEWING + OFFICE ADDRESS

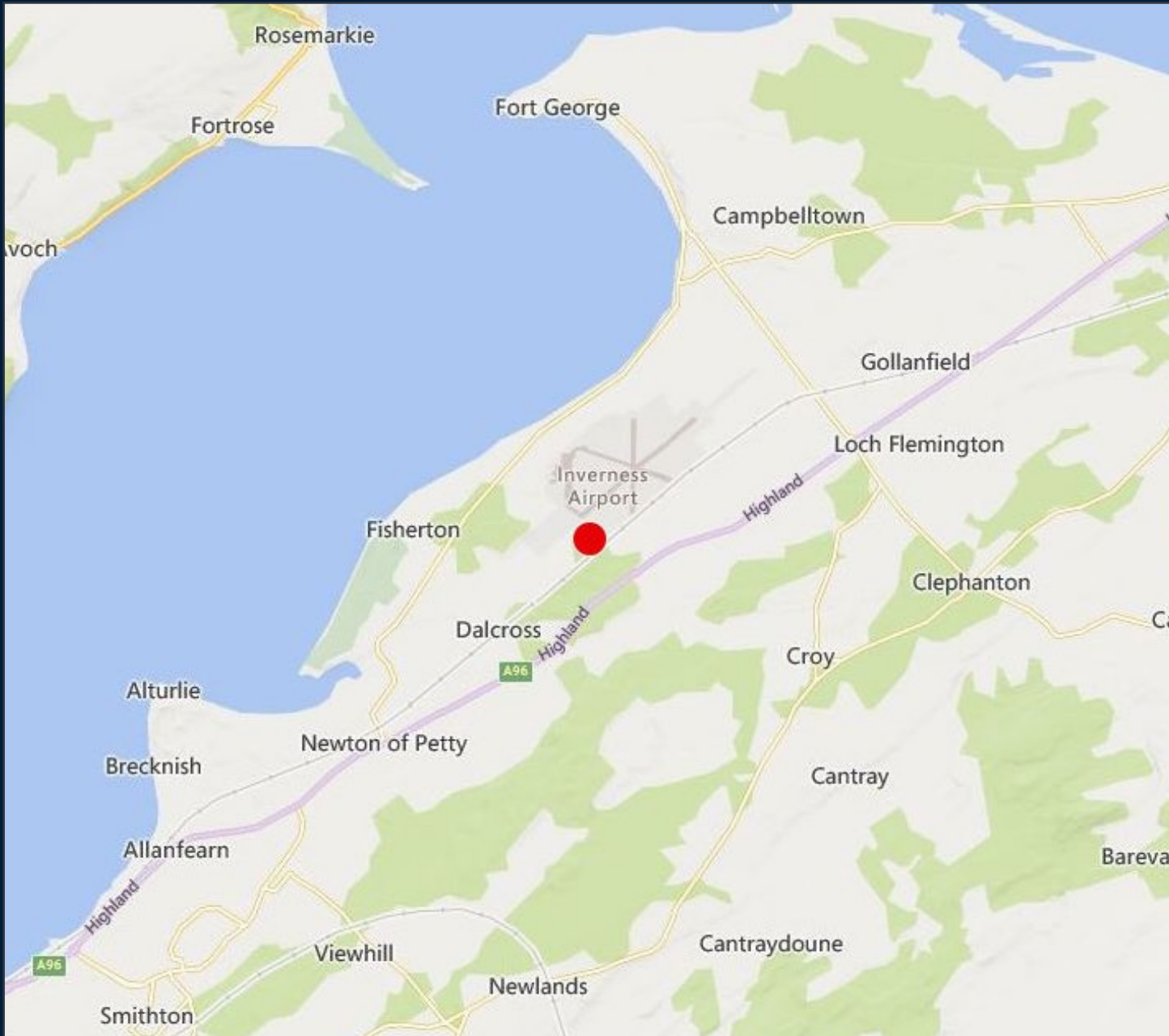
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Inverness  
IV3 5NN











For any queries or to arrange a viewing, please contact —



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