



**Land at Holm Mills, Ness Side,
Inverness, IV2 4RA**

- Rarely available development site
- Site area: 4.60 acres or thereby
- Guide price: On application
- Prominent site on new west link road
- Close to ongoing "Ness Side Development" of approximately 800 residential units
- Desirable residential location

LOCATION

The city of Inverness is the main administrative and retail centre of the Highland region in the north of Scotland with Ness Side now being a major suburb. Inverness has the benefit of good road, rail and airport links and the growing population of Inverness is understood to be in excess of 60,000 with a large catchment area.

The development opportunity is located on the southern outskirts of Inverness, approximately 2.5 miles from the city centre. The land sits on the new western bypass.

Surrounding properties are of a residential nature with a recent housing development completed at Ness Castle. Construction is underway for a further 800 houses at nearby 'Ness Side' Development. There is a Tesco superstore serving the local community.

DESCRIPTION

The subjects comprise a relatively flat site in a former agricultural area located within the city boundary of Inverness. The site extends to 4.60 acres and is accessed via the new southern distributor road and fronts onto the River Ness.

A title plan is available on application to the selling agent.

PLANNING

Historically the site was zoned for 26 units because of the proximity to the river and potential for a high quality low density development to maximise the location and amenity offered. There has been a number of development plans undertaken by Highland Council in relation to this location and we would highlight the following:

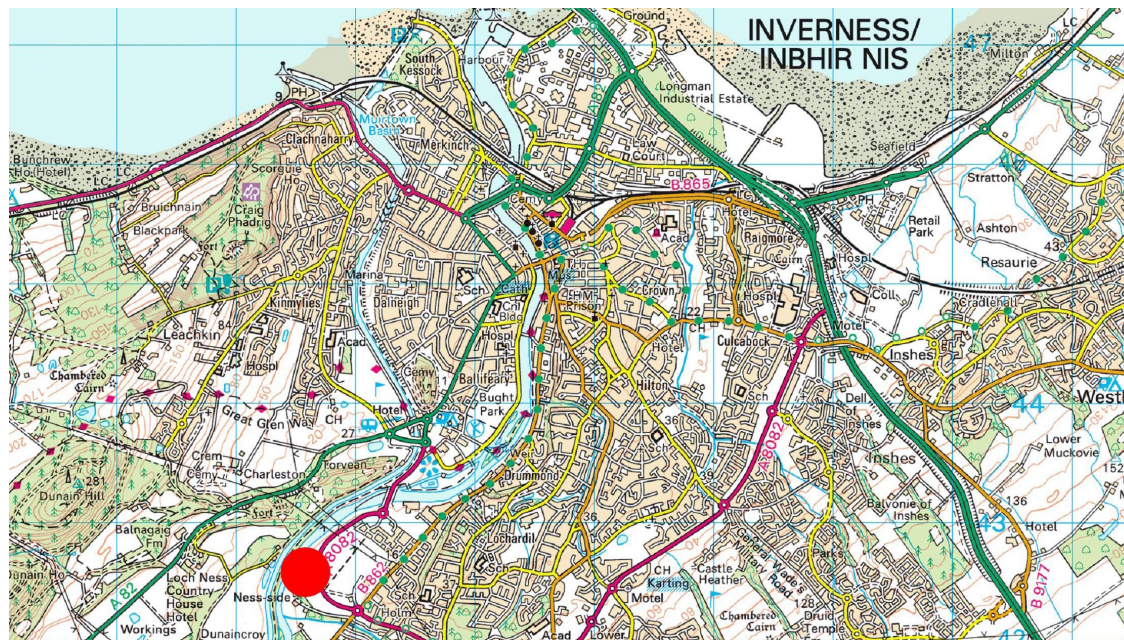
The Torvean and Ness-side Development Brief 2019

This document stated the potential for low / high density development within the ownerships that the development brief covers. The low density figure quoted for the subject site is 15 and the high density figure is 20 units.

New Inner Moray Firth Local Development Plan

Under the proposed new local development plan, the site is designated as a larger area as follows:

- INS10 Ness-side Central: indicative housing capacity 300 (484 total)
- INS10: Developer Requirements — Development in accordance with planning permission 17/02007/FUL; 17/02008/FUL and 17/02009/FUL



TITLE PLAN



It is our understanding the site will be supported for residential development. We believe that the allocated housing numbers are low relative to the overall site size and that is something that could be challenged through the planning process. All applicants should make their own enquiries.

SERVICES

We have made no investigation into availability of services but we would assume given the close proximity of residential dwellings, that mains water, electricity and drainage are available nearby. Any purchaser should make their own enquiries to the local Council in this regard.

LEGAL COSTS + VAT

Each party will bear their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable. VAT is applicable.

SALE PRICE

On application.



To arrange a viewing please contact:



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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

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