



# FOR SALE

## SMALL SERVICED PLOTS

## THE VILLAGE, PLOT 14 INVERNESS CAMPUS

inverness campus | làrach  
campus | inbhir nis



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



## Highlands and Islands Enterprise, developer of Inverness Campus, is offering opportunities for small enterprises to locate to the Campus and develop their own premises on serviced plots.

Inverness Campus is a sought-after location for businesses and innovative enterprises as well as research and education organisations. Around 100 acres have already been developed and provide a very high-quality environment where a range of organisations work collaboratively. Activity at the site focuses on technology and life sciences sectors and benefits from proximity to NHS Highland, the University of the Highlands and Islands and an exciting, growing business community.

### THE VILLAGE OPPORTUNITIES

A range of plots are available for self-build development to locate beside like-minded businesses. Innovative and modular construction is welcome. All development must follow the ethos of the Campus design guidelines ([invernesscampus.co.uk/business-premises-and-land](https://www.invernesscampus.co.uk/business-premises-and-land)), demonstrate a fit with Campus criteria and be of a high quality in keeping with the rest of the Campus.

### Who does this opportunity best suit?

- Enterprises involved in the technology/digital/light engineering sectors or in health/life sciences.
- Innovative self-builders to fit within a high quality environment.
- Organisations who share the collaborative Campus ethos and can meet the criteria (<https://www.invernesscampus.co.uk/about-inverness-campus/criteria-for-businesses/>).
- Those who intend to gain planning permission and complete their development within 36 months of purchase.
- Organisations who share the Campus aspiration for the achievable net zero targets. including support for active and sustainable travel.





Plot	Area (sqm)	Area (Acre)	Developable Floorspace (sqm)
Plot 14C	470	0.12	203
Plot 14D	350	0.09	151
Plot 14E	1,410	0.35	609
Plot 14F	690	0.17	298
Plot 14G	680	0.17	294
Plot 14H	690	0.17	298
Plot 14I	530	0.13	229
Plot 14J	2,130	0.53	919

## What's provided?

- Serviced plots within attractive landscaped setting
- Outline planning consent for development – Class 4
- Benefits of the wider Campus facilities and parkland
- 79 shared parking spaces including EV charging

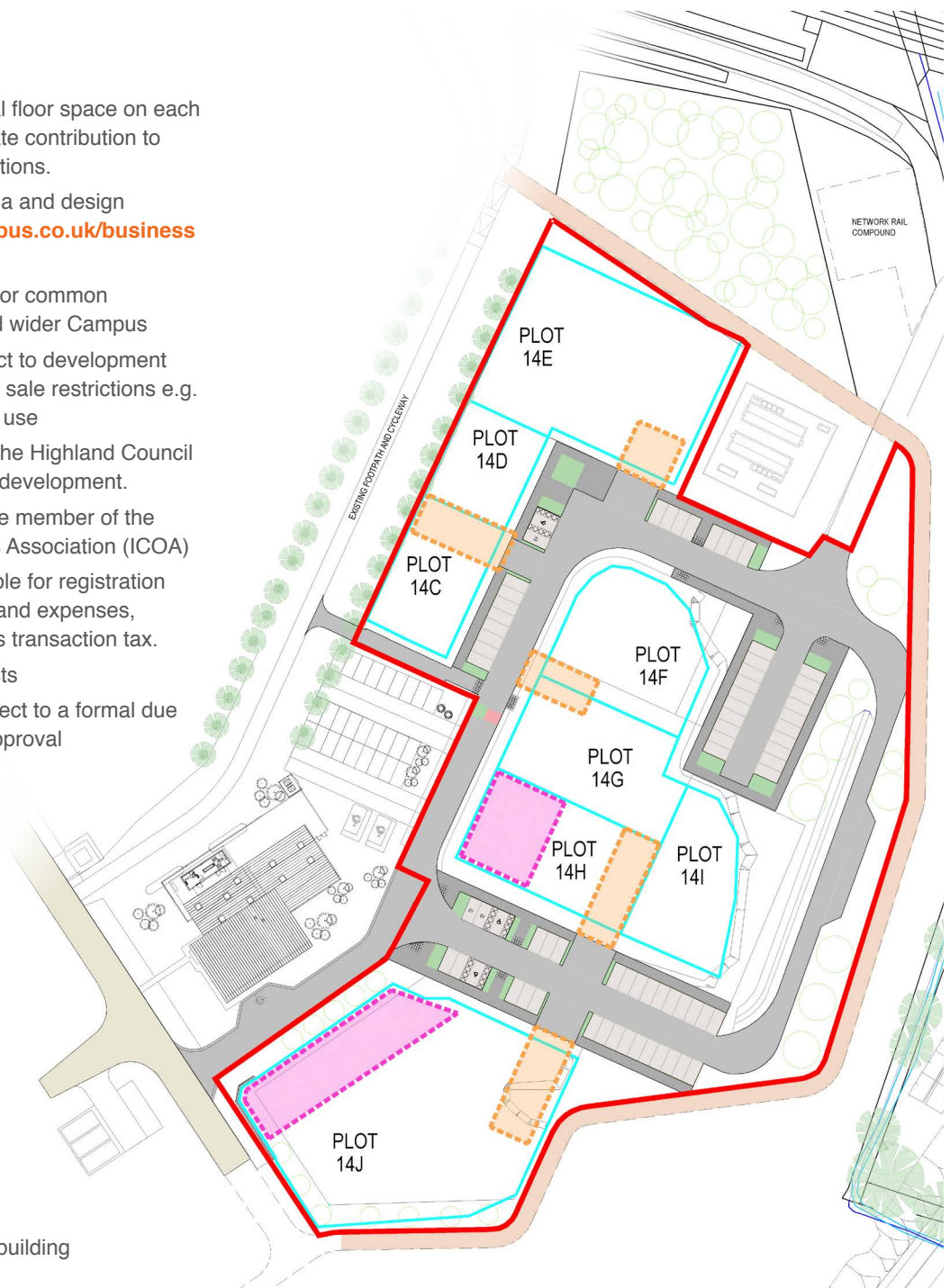
Nearby services ready for developer to connect to: electricity, water, drainage and high speed broadband. All connections and charges are responsibility of individual developer.

Plans, including topographic survey and CAD plans are available on request to assist the individual developers.

## Conditions of sale

- Scope to develop additional floor space on each plot subject to an appropriate contribution to satisfy S.75 Planning conditions.
- Requirement to meet criteria and design guidelines ([invernesscampus.co.uk/business-premises-and-land](http://invernesscampus.co.uk/business-premises-and-land))
- Service charge applicable for common maintenance of Plot 14 and wider Campus
- Each sub-plot will be subject to development timescales and limited post sale restrictions e.g. covering onward sales and use
- Business rates payable to the Highland Council will apply on completion of development.
- Each developer will become member of the Inverness Campus Owners Association (ICOA)
- Developer will be responsible for registration dues their own legal costs and expenses, including land and buildings transaction tax.
- VAT is applicable on all costs
- All transactions will be subject to a formal due diligence and HIE Board approval

- Orange area: Shared access zones
- Pink area: Key plot frontage allocated for building





## FOR VIEWINGS AND MORE INFORMATION




Highlands and Islands Enterprise  
An Lòchran  
10 Inverness Campus  
Inverness  
IV2 5NA  
Scotland

**W** [invernesscampus.co.uk](http://invernesscampus.co.uk)

**T** +44 (0)1463 245245

**E** [inverness.campus@hient.co.uk](mailto:inverness.campus@hient.co.uk)

## INVERNESS CAMPUS BOASTS EXCELLENT CONNECTIONS

-  Inverness Airport – 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick.
-  Inverness Railway Station – 2.5km on foot or by bike, or less than 10 minutes by bus or car.
-  Adjacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen.



inverness | làrach  
campus | inbhir nis



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd's nan Eilean