



FOR SALE

DEVELOPMENT SITE

High Profile Roadside Location
within Longman Industrial Estate

Site Area: 1.225 Acres (0.496 Ha)
smaller lots available

Easy Access to A82/A9/A96

Suitable for Various Uses, STP

Price on Application



WHAT 3 WORDS

DEVELOPMENT SITE, 1 BURNETT ROAD LONGMAN INDUSTRIAL ESTATE, INVERNESS, IV1 1RZ

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**1.225 acre development site,
smaller lots available**



FIND ON GOOGLE MAPS

Location

The site is located on the northern periphery of the city centre within the prime Longman Industrial Estate of Inverness and is highly visible from the main Longman Road (A82). Access to the site is via Burnett Road which connects easily to both Harbour Road and Longman Road. Burnett Road Police Station sits immediately to the north of the site and Scotbake Bakery is on its western boundary and the new Inverness Sheriff Court Building is close by.

Description

The subjects comprise a generally level site surfaced with hardcore extending to approximately 1.225 acres, or thereby. The site is fenced with metal post and mesh wire fencing incorporating 4 sets of double access gates (2 on the north boundary and 2 on the south boundary). The site could be lotted to suit smaller space requirements. There is a large turning circle on southeast corner of the site.

Rateable Value - £27,750 (2024/25 Rates payable £13,819.50).

EPC – Not applicable.

Planning

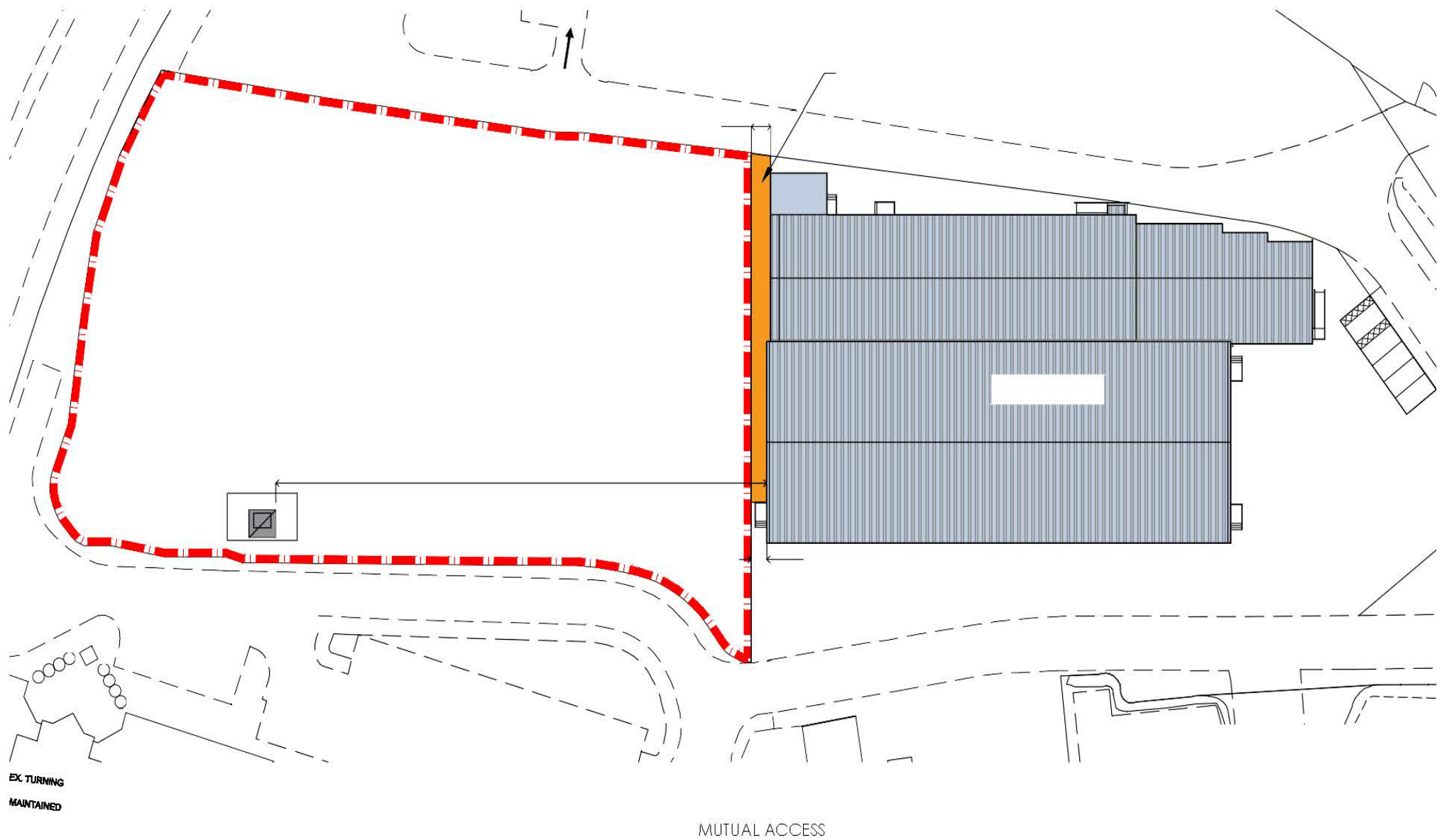
The subjects are covered by the Inner Moray Firth Local Development Plan 2 which was formally adopted by Highland Council on 27th June 2024. The site previously formed part of the adjacent bakery/distribution unit and has been cleared of all former buildings. It may suit various uses including Classes 4 (Business), 5 (General Industrial) or 6 (Storage or Distribution), subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

Sale Terms

Our Client's Heritable Interest with vacant possession is For Sale on terms to be agreed. The seller would consider offers to sell smaller parcels of land and effectively lotting the site. Price on Application.

Legal Costs & VAT

Each Party will be responsible for their own legal costs. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: September 2024

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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