

FOR SALE

RE-DEVELOPMENT OPPORTUNITY

"C" Listed Ornate Stone Building

Site Extends to approx.: 5.85 Acres
(2.37 Hectares, or thereby)

Re-development Potential, STP

Idyllic Location on the edge of the
City of Inverness

Easy Access to Main A82 Road

Price on Application

VAT Free Sale

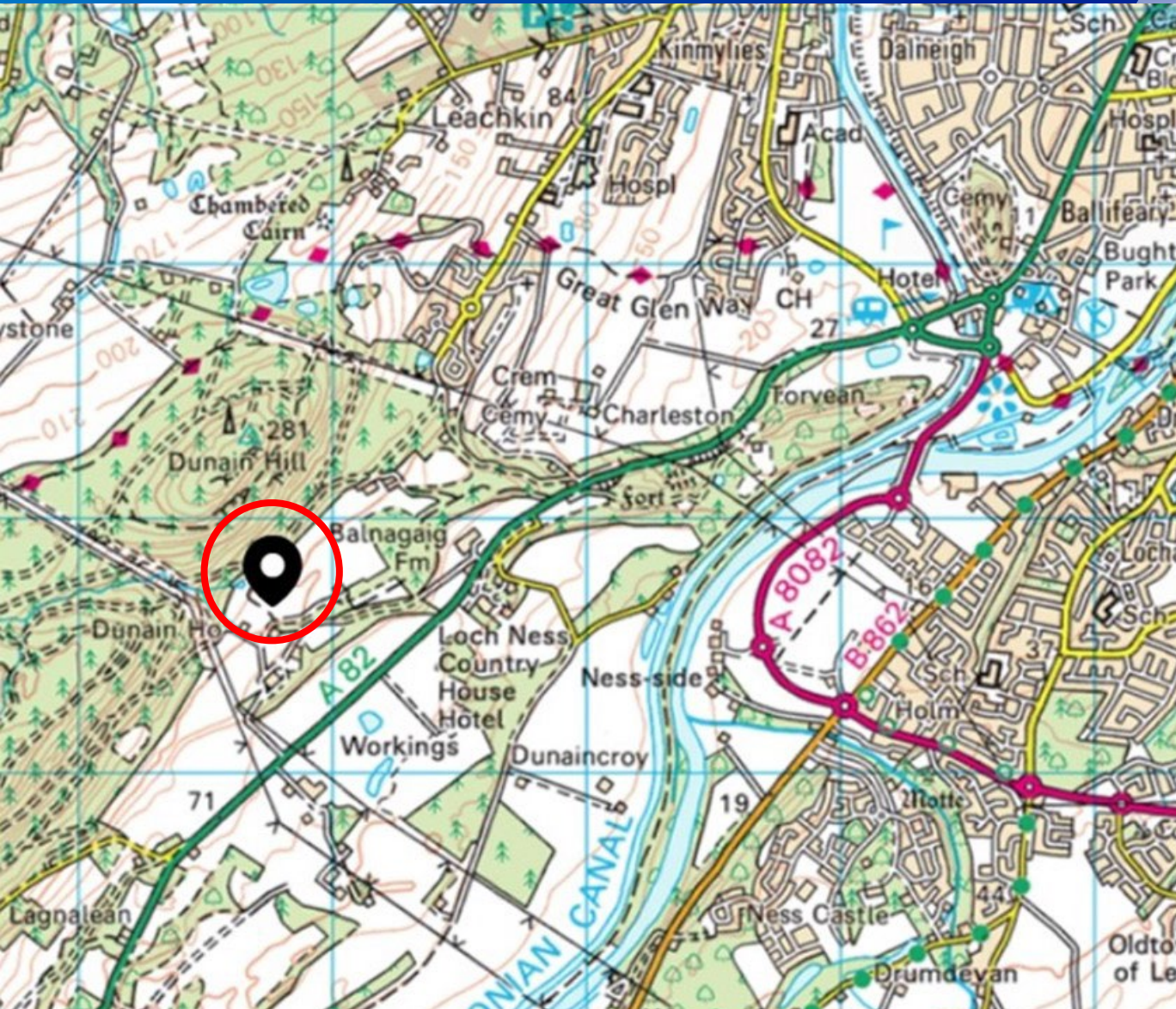


WHAT 3 WORDS

DUNAIN HOUSE, INVERNESS, IV3 8JN

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Re-Development Opportunity – Idyllic Setting on Immediate Outskirts of Inverness



FIND ON GOOGLE MAPS

LOCATION

Inverness is the commercial, administrative, business and tourism centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

The subject property is located approximately 3 miles to the southwest of Inverness city centre via the A82 Inverness to Fort William trunk road and is set in an idyllic countryside area on an elevated site with outlooks over open fields and mature woodlands.

The city has a railway station being the terminus of the Highland main line which connects to the Far North line to Wick and Thurso. Scotrail operated services run daily to Elgin and Aberdeen as well as Perth, Glasgow and Edinburgh. The Caledonian Sleeper also operates daily to London. Inverness bus station operates regular daily bus services locally, to Inverness airport and to other Scottish cities including Aberdeen, Glasgow and Edinburgh as well as a service to London.

The city has an airport with regular UK domestic and European flights and also benefits from a train station. Inverness is also home to the Inverness College UHI, the main campus of the University of the Highlands and Islands with a city population of students of approximately 8,500.

As a tourist hub Inverness is the start and finish point for the NC 500, Scotland's ultimate road trip of over 500 miles of stunning coastal scenery. There are outstanding areas around the city such as the world-famous Loch Ness (only a few minutes drive from the subject property) serving the international and domestic tourist markets with activities such as golf, fishing, deer stalking, cycling and walking as well as historical sites such as Culloden Battlefield and Clava Cairns. The City and surrounds are also a hive of activity for the Whisky and other distillery businesses and increasingly provide year-round trade to the local accommodation markets.



DESCRIPTION

The property comprises the remnants of an 18th century Category “C” Listed stone and slate, former house which was extended in 1872 with side and rear additions.

The building was originally the House of Baillie of Dunain and formerly utilised as a hospital from the mid 50s until the mid 90s and thereafter a private residence.

The building was extensively damaged by fire in 2014. There are substantial grounds extending to circa 5.85 acres (2.37 hectares). Access is off the main A82 road via a private single track tarmac surfaced access road which runs between fields, leading to the subjects. The access is owned by our client however there are rights of access in favour of neighbouring properties.

The land around the house site is grassed over with mature woodland beyond. The property presents a re-development opportunity, subject to securing the appropriate planning consent.

PLANNING

Previous to the fire damage to the property, planning consent was granted in 2013 for renovation and sub-dividing the building into 9 residential flats – Ref: 13/02670/FUL refers.

A Pre-Application in 2021 for change of use to convert the building to a clinic and ancillary development was indicated likely to be acceptable in principle.

Please visit the Highland Council Planning Portal for further information on planning applications relating to the property:

[Link to Planning Portal](#)

If the building was demolished there is scope to create house plots. Other potential uses including hotel, hostel, medical facility or tourist accommodation may be possible, all subject to securing the appropriate Planning Permission from The Highland Council.

Indicative Title Boundaries outlined in red, including shared access roads tinted in blue



RATEABLE VALUE / COUNCIL TAX

The property has been removed from the Valuation Roll and is not currently listed on the Assessor's portal.

EPC

Not Applicable.

TENURE

Heritable Interest (Scottish equivalent of Freehold).

SALE PRICE

Our client's Heritable Interest in the property is available "For Sale" with the benefit of vacant possession.

Price on Application.

LEGAL COSTS

Each party to pay their own legal costs.

In the normal manner, the purchaser will be responsible for any LBTT, Registration Dues and VAT incurred thereon.

VAT

The property is not elected for the purposes of VAT.

Therefore, VAT will not be payable on the purchase price.





Indicative Site Boundary outlined in red,





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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