

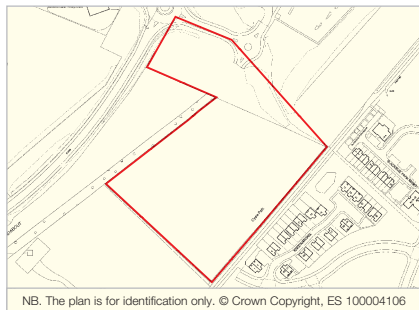
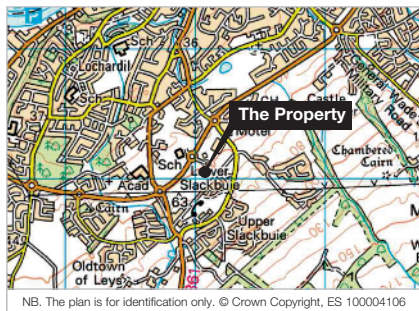
Inverness

Land to the South of the Sir Walter Scott Drive, Slackbuie, Scotland IV2

- **A Freehold Irregular Shaped Development Site**
- Site Area extends to Approximately 3.72 Hectares (9.2 Acres)
- Development Potential subject to obtaining all necessary consents

Vacant Possession

BY ORDER OF ADMINISTRATORS



Joint Auctioneer

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VACANT – Freehold Development Site



Tenure

Freehold.

Location

The city of Inverness occupies a strategic position in the north of Scotland with good road, air and rail links. Inverness is the administrative and commercial hub for the Highland Region and has a large catchment area. The development land is located on the southern outskirts of Inverness in the Slackbuie area approximately 2 miles from the city centre. Facilities such as Fairways Golf Course and the Inshes shopping area is located very nearby. An access road has been created off Sir Walter Scott Drive (B8082) shared with the adjacent Asda Supermarket. The southern distributor road is due to link up with the A82 which will increase the prominence of the area.

Description

The property comprises of an irregular shaped site extending to approximately 3.72 hectares (9.2 acres). The property may afford development potential and is split between the lower site area (some hardcore) and the upper site area (greenfield), which benefits from some views to the north.

Accommodation

The site extends to approximately 3.72 Hectares (9.2 Acres)

Planning

The current plan for this area is the Inverness Local Plan, which was adopted in March 2006. The site is located within an identified expansion area with part of the site identified within the district centre boundary. The Highland Council is at the advanced stages of preparing the Inner Moray Firth Local Development Plan (LDP). Once the LDP is adopted it will replace the Inverness Local Plan. The LDP is currently in the examination stage and the site is allocated in a proposed plan for mixed use as part of a wider site allocation. Part of the site remains within the district centre boundary.

Legal Pack

Detailed Technical Information is available within the legal pack including Planning Position note, Transport Statement, Geo-Environmental Desk Study Assessment, Drainage Impact Assessment. Interested parties are directed to www.allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.