

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



9 Wester Inshes, Inverness IV2 5BG

- Total site area: 0.81 acres / 0.33 hectares or thereby.
- Offers over £450,000 are sought.
- Situated in strong residential/commercial location.
- Historic pre-planning application advice for residential redevelopment has been received from local council — positive outcome.
- 4 bedroom single storey house situated on land along with several outbuildings.



LOCATION

Inverness is the administrative and commercial hub of the Highland Region, with a population in excess of 65,000, as well as a significant catchment area. The city occupies a strategic position in the north of Scotland with good road, air and rail links.

This development opportunity is located in the popular Inshes area which is a strong residential location. Several nearby greenfield sites are also zoned for further residential development. All amenities are available in the local vicinity including Inshes Primary School, The University of Highlands and Islands, a Strong Retail Location including adjacent Co-Op, Raigmore Hospital and bus routes. The location also has the advantage of being within walking distance of open countryside.

DESCRIPTION

The subjects comprise a vacant house with significant surrounding land offering additional development potential.



The existing residential dwelling comprises a four bedroom, single storey farmhouse with traditional features built circa 1930. This sits on a circa 0.13 acre garden plot.

The remaining land extends to approximately 0.68 acres and is generally level. There are several outbuildings situated on site which have been left in case any buyer wishes to make use of them but can be demolished with relative ease if required.

PLANNING INFORMATION

In regard to the development land pre-application advice has previously been sought from The Highland Council for the construction of 10 flats, with a favourable outcome. The house will remain unless the Purchaser wishes to submit planning for change of use/demolition, although the house is habitable and could be upgraded to realise a modern family home. The site may also suit other commercial uses subject to attaining the required consents and permissions.

Full details on the pre-application advice can be provided on application.



SALE PRICE

Offers over £450,000 are sought.

SERVICES

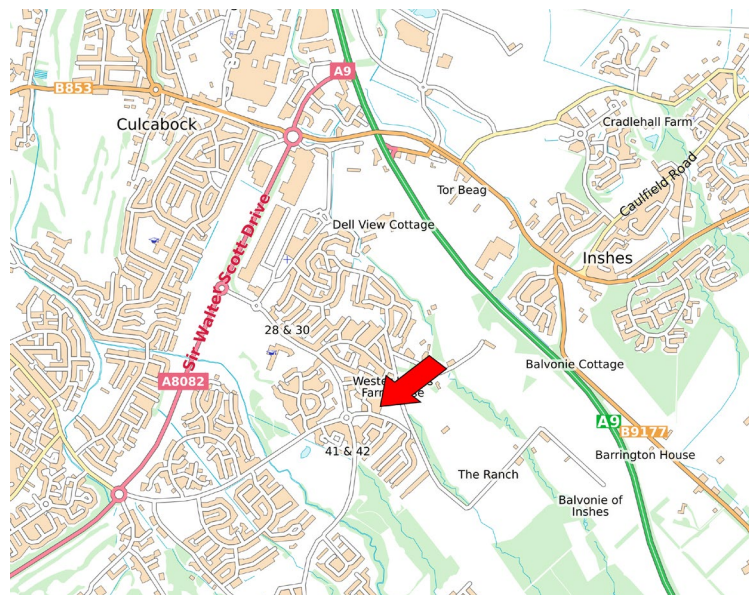
We understand there is mains electricity, water and drainage serving the site at present. However, interested parties should make their own enquiries in this regard including in relation to capacity.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction.

VAT

All prices quoted are exclusive of any VAT that may be applicable.



To arrange a viewing please contact:



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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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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: April 2025