



## Development Opportunity at 25 Island Bank Road, Inverness, IV2 4QS

Opportunity to purchase a residential development opportunity in a popular area of Inverness.

- Price: On application
- Highly sought after residential area of Inverness
- Site Area: 0.75 acres or thereby
- Architect plans of potential development available



## LOCATION

This development opportunity is situated in a sought after location close to the River Ness, lying approximately 1 mile to the south of Inverness city centre. The situation is convenient for local shopping, education and transport facilities.

## OPPORTUNITY

Currently, the subject consists of a four-bedroom, detached bungalow with five bathrooms, and three-bedroom En-suite within a site extending to approximately 0.75 acres or thereby. Given the existing property, we have assumed that mains water, electricity, gas and drainage are available, however, purchasers should satisfy themselves in this regard.

Colin Armstrong Architects have provided a scheme, which will provide a strong return for any developer. Colin Armstrong Architects have provided plans based on the residential scheme which includes the following accommodation:

- 2 x 4 bed detached houses, extending to 140 sq.m each
- 2 x 3 storey blocks housing 6 flats, extending to 76 sq.m per flat

Should you require any further information please contact the marketing agent.

## CURRENT COUNCIL TAX BANDING

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## GROUND CONDITIONS

The site is assumed to have suitable ground conditions for normal foundation design, however, purchasers should satisfy themselves in this regard.

## SITE AREA

We understand that the site extends to approximately 0.75 acres or thereby. All site areas quoted are approximate, subject to the final confirmation.

The following reports are available to seriously interested parties:

- Tree Survey Report
- Proposed Site Plan

## ASKING PRICE

On application.

## VAT

Applicable.

## LEGAL COSTS

Each party will bear their own legal costs. Should LBTT or Registration Dues be applicable, the purchaser will be responsible.

## VIEWING OF PROPERTY / SITE

Graham + Sibbald can arrange for parties who are seriously interested in the potential acquisition of this opportunity to view the property currently onsite. Access should be arranged through Graham + Sibbald.

To arrange a viewing please contact:



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Senior Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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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