



An excellent opportunity has arisen to acquire a vacant house with land offering development potential for 10 residential flats with parking. This would provide an attractive prospect for an established developer or perhaps for someone wishing to start a development business.

9 Wester Inshes comprises a substantial 4 bedroom single storey farmhouse built circa 1930 with surrounding land extending to approx. 0.79 acres (including the farmhouse).

The property comprises an entrance vestibule, lounge, dining kitchen, dining room, utility room, bathroom, shower room and four bedrooms.

Located in the popular Inshes area of Inverness close to local amenities including schools, The University of Highlands and Islands, shops, Raigmore Hospital and bus routes. The location also has the advantage of only being a short stroll from open countryside.

Pre-Application advice has been sought from The Highland Council for the construction of 10 flats, with a favourable outcome. The farmhouse will remain unless the Purchaser wishes to submit planning for change of use/ demolition, although the house is perfectly habitable and could be upgraded to realise a great family home or perhaps offices.

It will be the Purchasers responsibility to obtain full planning and building warrant before commencing the development.



There may also be the option of a commercial development for the likes of offices, shops or commercial units subject to the necessary planning consents.

With UHI Inverness being approx. one mile from the site, student flats may also be a viable option.

This project could provide an attractive prospect for an established developer or perhaps for someone wishing to start a property development business.

Inverness itself is a thriving city benefitting from a rich variety of things to see and do, and offers a gateway to many destinations from Inverness Airport located close-by. There are many lovely restaurants and cafes, as well as a wide range of specialist retailers and high street shops. Looking over the River Ness is the wonderfully gothic Inverness Castle, dominating the city's horizon. There is a wide range of schools, colleges and a university.

Gas	Nearby
Electricity	Mains
Water	Mains
Drainage	Mains
Services	High speed broadband





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

R&R Urquhart LLP

Nairn Office
20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office
Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office
117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com



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