PRIME DEVELOPMENT OPPORTUNITY
INVERNESS CITY CENTRE

7 Strothers Lane, Inverness, IV1 1AA

Site at Railway Terrace, Inverness, IV1 1NW
Opportunity

The property and site being marketed offer a prime, rarely available development opportunity in the city centre of Inverness.

Location

Inverness is the Capital city of the Highlands of Scotland. It is the main administrative and commercial centre for the wider area. The city has a population of 61,235 people (2011 Census), although this has grown over recent years. The city benefits from excellent road links with the A82, A9 and A96 trunk roads providing easy access north towards Wick and Thurso, west to Fort William, east towards Aberdeen and south towards Perth. There is a regional airport approximately 7 miles to the east of the city at Dalcross, providing a range of internal flights within the UK and an international link to Amsterdam.

7 Strothers Lane, Inverness, IV1 1AA

The subject property offers a prominent corner position on Strothers Lane and Railway Terrace. Inverness Bus Station and Railway station are located nearby. Strothers Lane is an important through route from the bus station onto Academy Street and into the city centre. The property sits immediately adjacent to Inverness Library which is a building of local significance. The property currently extends to 27,685 sq.ft and sits on a total site area of 1.02 acres or thereabouts.

Site at Railway Terrace, Inverness, IV1 1NW

The site is situated on the North eastern edge of Railway Terrace and is bounded to the north by a railway line. The site is bound to the North West by Longman Road (A82) which is one of the main thoroughfares through Inverness. Longman Road (A82) connects Inverness to the main trunk road network. The site extends to a total area of 0.57 acres or thereabouts.
Planning

The land-use designation of Lot 1 and 2 is provided in the Inner Moray Firth Local Development Plan (IMFLDP), adopted July 2015.

Within this document, both sites are designated within the Central Inverness area and as part of a land-use allocation known as INS – North East of Academy Street. This sets out the desired uses as business, retail, community, and residential (around 200 units, including 100-120 student units). The detailed guidance states that development should be “in accordance with the Inverness City Centre Development Brief”.

The Inverness City Centre Development Brief referred to offers more detailed guidance for specific sites within the City Centre. The subjects are located within the “Station Quarter”, and collectively identified as Site 2: Royal Mail Building, Strothers Lane. The preferred use for this particular site is as a civic or cultural attraction associated with Inverness Library. Alternatively, the Council would also be supportive of a mixed-use development including commercial/retail, business, community, and residential.

The strategic importance of this site is recognised, with it representing “a valuable opportunity to improve the setting of Inverness Library”, which is A-listed and “one of the most important architectural landmarks in the city centre”. The Brief expresses the Council’s desire to use redevelopment of the Royal Mail site as an opportunity to enhance the visual character of Farraline Park, create safe and attractive active travel routes through the city centre, and provide a bus-only route between Farraline Park and Rose Street.
VAT
The Seller reserves their position to elect.

Legal Fees
Each party will be responsible for their own. Should any LBTT or Registration Dues be applicable, the purchaser will be liable.

Title
Further title information is available on application to the selling agent.

Price
Available on application

Rateable Value
Both the Sorting Office and Site at Railway Terrace are currently entered under one entry in the Valuation Roll with a Rateable Value of £170,000.

Additional Information
Reports available to seriously interested parties include:
- Energy Performance Certificate
- Asbestos Management Plan
- Environmental Desk Study
- Title Report

Please note that the reports are provided for information purposes only. They cannot be relied upon by any party and no duty of care or responsibility is owed or accepted to any such party.

Viewing & Further Information

John MacBean
E: john.macbean@g-s.co.uk
T: 01463 236 977

Kenny McKenzie
E: kenny.mckenzie@g-s.co.uk
T: 01463 236 977

Graham Sibbald
01463 236 977
g-s.co.uk

7 Strothers Lane, Inverness, IV1 1AA
Site at Railway Terrace, Inverness, IV1 1NW

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. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client’s Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. 6. Date of Publication: January 2019.