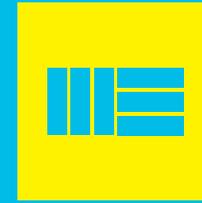


# FOR SALE: LONGMAN ROAD, INVERNESS, IV1 1SA

## PRIME MIXED USE DEVELOPMENT OPPORTUNITY



- Site Area 4.52 Acres (1.83 Ha) or thereby
- Prominent Corner Site

- Extensive Dual Frontage to Longman Road/Harbour Road
- Rare Heritable Site





The corner two storey building and carpark occupied by Inverness Golf Centre, fronting the roundabout connecting Longman Road and Harbour Road, is not included within the sale subjects. This property has access rights over the site which is for sale.

Vodafone occupies the building shown on the aerial photograph. This houses telecoms equipment and a sub-station. Vodafone has a lease for 25 years due to expire 31st November 2022. Vodafone and SSE have access rights through the site for the benefit of the telecoms apparatus and sub-station. Full details of the Vodafone lease and SSE sub-station will be provided to parties who register interest.

## PLANNING

Highland Council planning guidance supports a variety of uses for the site including office, leisure, service or retail within a mixed use development. These uses are identified within the Highland-Wide Local Development Plan (April 2012). Inverness City Centre Development Brief (February 2018) sets out site specific development guidelines for the site. The Inner Moray Firth LDP was adopted in 2015 and identifies the site (IN4) as a mixed use development opportunity. The Inner Moray Firth LDP is under review, and is currently at the Main Issues report stage. Given the support within the three documents noted, it is reasonable to expect the continued promotion of a mixed use site will be in line with the emerging Main Issues Report for the New Inner Moray Firth LDP.

In consultation with Highland Council a Planning and Design Guidance Document has been produced for the site. This sets out in more detail the development opportunity, relevant planning policy, with guidance on development density, massing, access and parking provisions. A copy of the Design Guidance Document can be provided on request.

Prospective purchasers should make their own enquiries to Highland Council as to the suitability of their proposed development in the context to planning policy.

## LOCATION

Inverness is the administrative, educational, business and commercial centre of the Highlands. Between 1991 and 2011 the population of Inverness grew by almost 18% to over 79,000. Significant improvements to transport infrastructure is ongoing which will deliver further growth potential.

The site occupies a prominent position within the Longman Core area, an important gateway to Inverness City Centre. Neighbouring occupiers include B&Q, Halfords, Wickes,

Dreams, Cotswold Outdoor, Tiso, Longman House offices and numerous car dealerships including Arnold Clark, Mini, Mercedes, BMW. The site sits alongside the recently completed £24 million Justice Centre.

## PROPERTY

The site which is broadly rectangular extends to 1.83 Hectares (4.52 Acres) and benefits from extensive road frontage to both Longman Road and Harbour Road. The former Inverness College campus buildings have all been demolished.

## ACCESS/TRANSPORT LINKS

The site is highly accessible by walking, cycling, public transport as well as for vehicles. The bus and train stations are within 800m or a 10 minute walk from the site. Numerous and regular bus services run along Longman Road, bus stops are located adjacent to the site. Longman Road (A82) connects to the A9(T) 0.8km to the West of the site, providing easy access to the local and regional road network.

There are proposals to improve the A9/A82 Longman Junction located on the A9 trunk road in Inverness. The junction forms a strategic link with the A82 trunk road as well as accommodating traffic movements from the A96 trunk road via the adjacent Raigmore Junction, located immediately to the south on the A9. Furthermore, the Longman Junction also caters for local traffic movements providing a key link to surrounding developments located on the east and west sides of the A9. There has been Highland City Deal funding put in place to implement these planned improvements, which will improve the operational effectiveness of the A9 as it approaches Inverness.

The site is currently accessed from Longman Road, Harbour Road and Burnett Road. A Transport Appraisal is available on request. This includes comment on future development access options.

## SERVICES

All mains utilities are understood to be available to the site. A Services Report is available on request showing the location of all statutory utilities including gas, Scottish Water, Scottish & Southern Energy and BT services in relation to the site boundary. Prospective purchasers will need to make their own enquires as to the available capacity of utility services for their proposed development.





## TECHNICAL INFORMATION

A package of technical information is held by the vendor and can be accessed and downloaded in the data room. Parties who register interest will be provided with access to the data room. The technical reports include;

Topographical survey plan showing the site boundaries

Site Title Plan

Planning & Design Guidance Document

Demolition completion certificate

Title report including Vodafone lease, SSE sub-station and various access rights.

Local Services Appraisal

Geo-environmental investigation report

Transport Appraisal

## OFFERS

Offers are invited for the heritable interest (freehold) in the property with the benefit of vacant possession. Prospective purchasers should register interest with Montagu Evans to be notified of a closing date for offers.

## ENQUIRES

For enquires and to register interest to receive access to the Data Room please email John Hill or Sandy Rennie on contact details below.

On instruction of



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