

FOR SALE

MIXED USE DEVELOPMENT OPPORTUNITY

HIGH STREET, CONON BRIDGE

- Mixed use development site.
- Site area: 2.8 Hectares (6.91 Acres).
- Scenic location overlooking the river conon.
- Planning consent for 72 No. residential units & 3 No. commercial units.

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 65,000. The city has a potential catchment population of 350,000 and is a popular tourist destination.

Conon Bridge, an attractive and pleasant village, lies approximately 3 miles south of Dingwall and 12 miles north of Inverness. The village is situated on the Inverness-Dingwall rail link which reopened in 2013 making the village a much more attractive commuter location. The subjects are located at the northern end of the High Street at the fringes of the village overlooking the River Conon.



DESCRIPTION

The site is prominently located at the north western entrance to the village of Conon Bridge to the east of the High Street. It is set down below the level of the road and is bounded by the private access track and the flood bund to the north west with the River Conon beyond.

This development opportunity comprises 72 No. residential units and 3 No. commercial units - 18 flats in 3 x 2 ½ storey blocks, 16 terraced houses in 4 x 2 storey blocks, 22 semi-detached houses/bungalows, 12 semi-detached bungalows and 4 detached bungalows (including 18 affordable units).

In addition, 3 commercial units are proposed adjacent to the High Street at the entrance to the site comprising; a class 4 (business) unit, a retail unit and hot food outlet.



DESIGN AND LAYOUT

The site is to be served by a single new repositioned access onto the main road which will serve the three proposed commercial units before forming a loop within the site to serve the flats and houses. The existing access will remain to serve the small car park and private access along the riverside.

The commercial units are located within one single storey building with a hipped roof design with a building line like that of the Conon Hotel and will form the frontage to the site.

PLANNING

The vendor has secured Full Planning Permission for a Mixed-Use Development comprising a 2.8Ha (6.91 acres) site with 72 No. residential units along with 3 No. commercial units.

Development plan policy is set out in the Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan (IMFLDP) and statutorily adopted supplementary guidance. The site is within the settlement development area for Conon Bridge where there is general support for development. The site is within site allocation IMFLDP (CB 3) identified for mixed use development.

The site layout plans and supporting information including technical assessments can be viewed on the Highland Council planning portal – Ref: 15/01202/FUL

Interested parties are invited to make further enquiries with the selling agents and/or the local planning department.

SERVICES & TECHNICAL INFO

We understand that all services are readily available to the site. The vendor has commissioned development consultants in relation to Planning, Flooding and Drainage, Services, Transport and Access and other Site Investigations, copies of which can be provided on request. The purchasers must satisfy themselves in all respects.

DEVELOPER CONTRIBUTIONS

- 25% affordable housing provision within the development – 18 units.
- a developer contribution of £126,923.04 towards additional education provision at Ben Wyvis Primary School.
- a developer contribution of £5,956.00 towards provision of two cantilever bus shelters close to the site.
- a developer contribution of £82,322.64 towards Community provision.
- a developer contribution of £1,562 per residential unit towards Flood Protection Embankment Improvement works.

METHOD OF SALE

The property is offered for sale as a single lot.

BOUNDARIES

The purchaser is deemed to have full knowledge of all boundaries and both the vendor and selling agents will not be responsible for defining the boundaries or ownership thereof.

VIEWING

The site is open for viewing although any party entering the land does so at their own risk and neither the vendor nor their agents will be liable for any injury, loss or damage which may arise as a result of this.

VAT

We understand that VAT will apply to the purchase price.

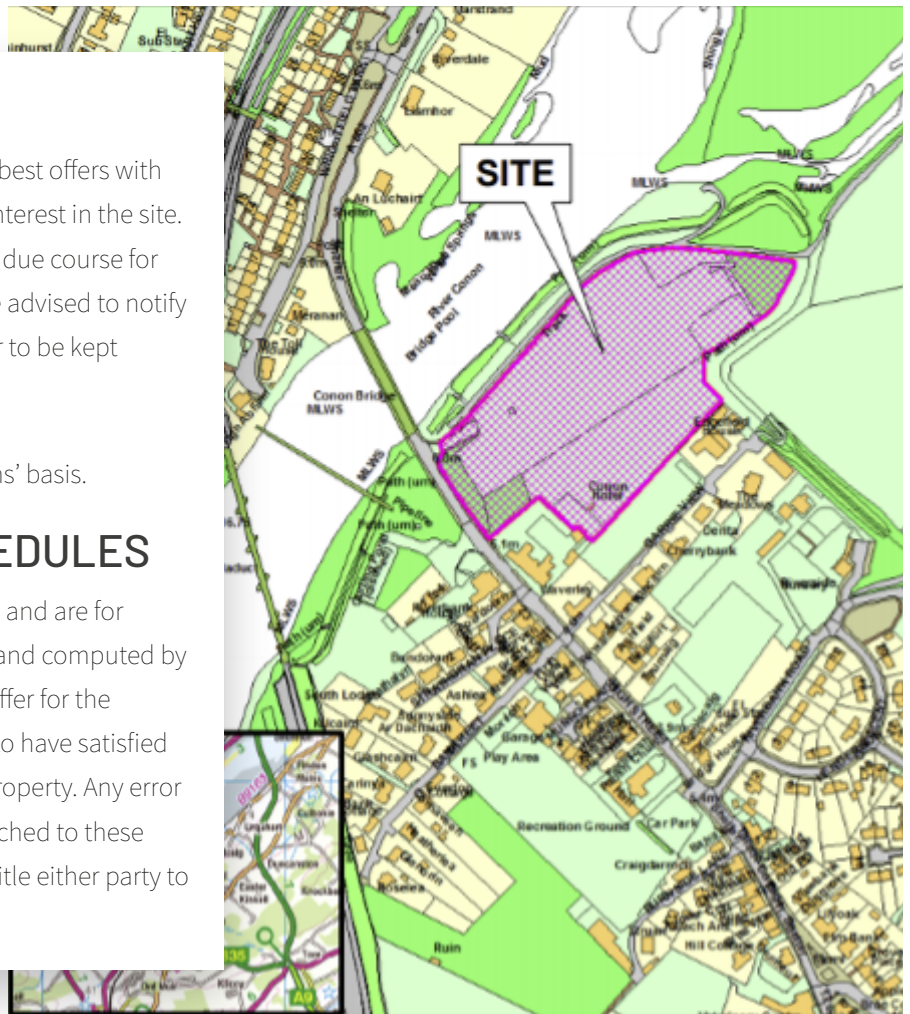
PRICE

Our clients are looking for unconditional best offers with limited conditionality for their heritable interest in the site. It is likely that a closing date will be set in due course for offers and therefore interested parties are advised to notify the selling agents of their interest in order to be kept advised of a closing date.

Proposals are invited on a 'Heads of Terms' basis.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agent and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.



VIEWING & FURTHER INFORMATION

For further information regarding the sale of the premises, please contact the sole agents:

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