



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

DEVELOPMENT OPPORTUNITY

- PRIME LOCATION, CENTRALLY POSITIONED
- PLANNING APPROVED FOR CONVERSION INTO RESIDENTIAL DWELLING HOUSE
- ACCOMMODATION EXTENDING TO 1,478.73 M2 (15,917 FT2)



FOR SALE

68-70 FAIRFIELD ROAD
INVERNESS, IV3 5QP

PRICE

OFFERS OVER £500,000

LOCATION

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000. The subjects are situated within walking distance of the town centre, on the corner of Fairfield Road & Lochalsh Road. The surrounding properties are of mainly residential use.

DESCRIPTION

The subjects comprise a vacant Care Home of traditional construction with pitched slate roof coverings. The parking and circulation areas have been flagged and finished in hardcore / tarmacadam.

PLANNING

Planning has been granted for a change of use from a vacant care home into a large Residential Dwelling House. Planning reference - 20/02575/FUL
<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=QDES53IHJ1Z00>
 The subjects are suitable for conversion into flats and/or sub-division into 2-3 separate dwelling houses, or complete demolition and redevelopment of new build all subject to obtaining the relevant planning consents.

ACCOMMODATION

The accommodation extends to approximately 1,478.73 m² (15,917 ft²). The foregoing area has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

SERVICES

The subjects are connected to mains supplies of water, electricity and gas, whilst drainage is to the main sewer.

RATES

The property is currently entered in the Valuation Roll with a rateable value of £77,500. The uniform business rate for commercial premises in Scotland is 50.3p in the pound for the financial year 2021/2022 for rateable values between £51,001 and £95,000, excluding water and sewerage charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

SALE PRICE

Offers over £500,000 are sought. Offers will be considered subject to planning and on an unconditional basis.

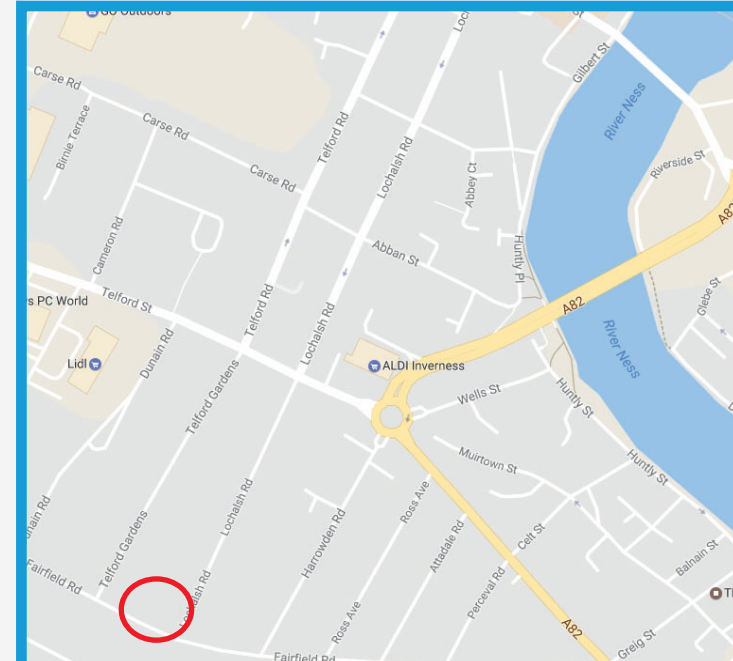
ENTRY

The Immediate entry is available, subject to completion of legal missives.

FURTHER INFORMATION / VIEWING

Strictly by appointment through the sole agents:-

Grant Stewart | gs@gs-cs.co.uk
 Willem Stewart | ws@gs-cs.co.uk
 Tel: 01463 718719
 Fax: 01463 710712
 Grant Stewart Chartered Surveyors
 Ness Mews, Ardross Place
 Inverness, IV3 5BY
www.gs-cs.co.uk







Sketch Proposal

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Project
68 - 70 Fairfield Road
Inverness

Drawing
Proposed Site Plan
3 Houses

not to scale





Sketch Proposal

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Project
68 - 70 Fairfield Road
Inverness

Drawing
Proposed Site Plan
2 Houses

		Rev

not to scale