

## ONLINE AUCTION

- > AUCTION DATE:  
30<sup>TH</sup> MARCH 2021 @ 2.30PM
- > DEVELOPMENT OPPORTUNITY
- > PRIME OUT OF TOWN OFFICE LOCATION
- > EXPIRED PLANNING PERMISSION FOR  
MODERN OFFICE PAVILION EXTENDING TO  
10,000 SQ FT PLUS 48 CAR SPACES (1:208 SQ FT).
- > SUITABLE FOR A VARIETY OF USES STP
- > EASY ACCESS TO MAIN ROAD NETWORK
- > GUIDE PRICE £270,000  
(PREVIOUSLY SOLD FOR £400K 09/2011)

**FOR SALE**

### **SITE A2, CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5GH**

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[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

Cradlehall Business Park offers occupies a premier location on the eastern side of Inverness within easy reach of all main arterial routes and the city centre. Its modern environment offers owners and occupiers a superb profile and superior business accommodation.

Occupiers already established within the business park include NHS Highland, Scottish Ambulance Service, Morgan Sindall, Johnston Carmichael, Harper Macleod LLP, Bidwells, Barclays, NFU Mutual and British Red Cross, to name a few.

Cradlehall lies close to the new University of the Highlands and Islands Campus which opened its door to students in 2015 and represents a £50 million investment. Known as the Beechwood Education and Research Campus, the 215 acre site is a development by Highlands and Islands Enterprise and also includes the Scottish Agricultural College and a Health Science Centre.

As part of the Scottish Government’s commitment within the £315 million Inverness and Highland City-Region Deal, plans are being progressed for the new East Link road which will connect the A9 to the A96 between Inshes and Smithton to the east of Inverness. The new carriageway and improved junctions will ease congestion at Inshes and provide improved connectivity for Cradlehall Business Park.

**DESCRIPTION**

The subjects comprise a generally level development extending to circa 0.89 acres set within Phase 2 of the well established Cradlehall Business Park. The access road, shared with Johnston Carmichael has been formed.



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**SERVICES**

Mains services including electricity, water and drainage are available. The purchaser should satisfy themselves on all servicing provision.

**PLANNING**

Full Planning Permission was granted in March 2010 for the construction of a 2-storey modern office pavilion, providing circa 10,000 sq ft of net floor space plus car parking for approximately 48 cars (1:208 sq ft).

Planning Reference: 10/00082/FUL refers and can be viewed on The Highland Council Planning Portal using the following link:

<https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=KXJ5U1H7R000&activeTab=summary>

This Planning Permission has now lapsed, however, it could be reinstated or alternatively the site would be suitable for a range of alternative uses subject to planning.

**RATEABLE VALUE**

Any development will require to be assessed for rating purposes on completion and occupation.

**PLANS, AREAS & SCHEDULES**

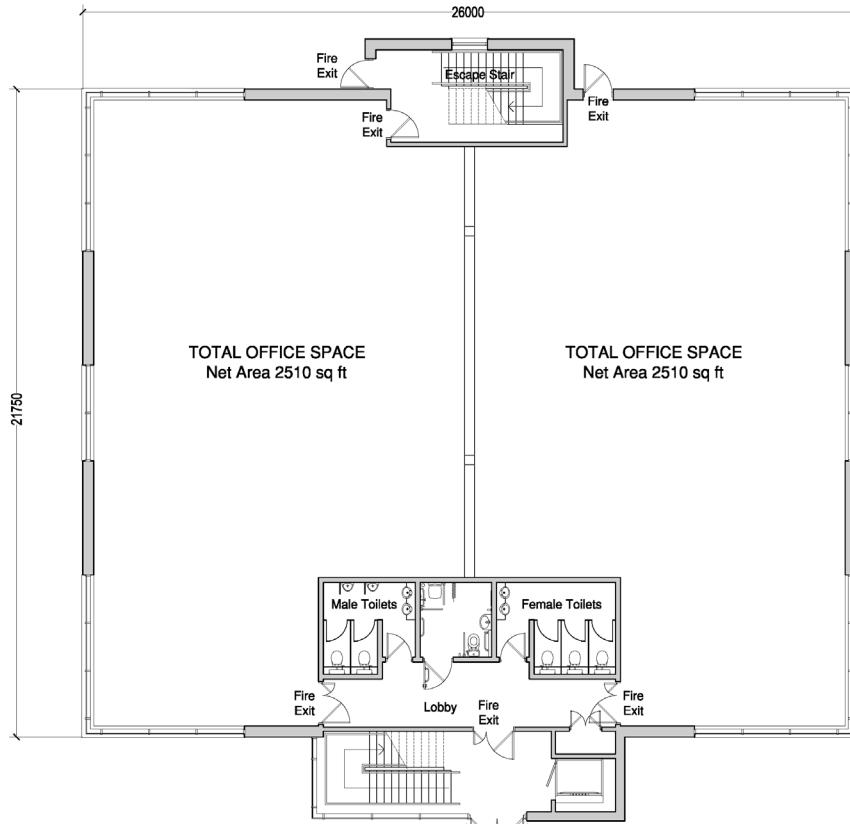
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agents and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans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



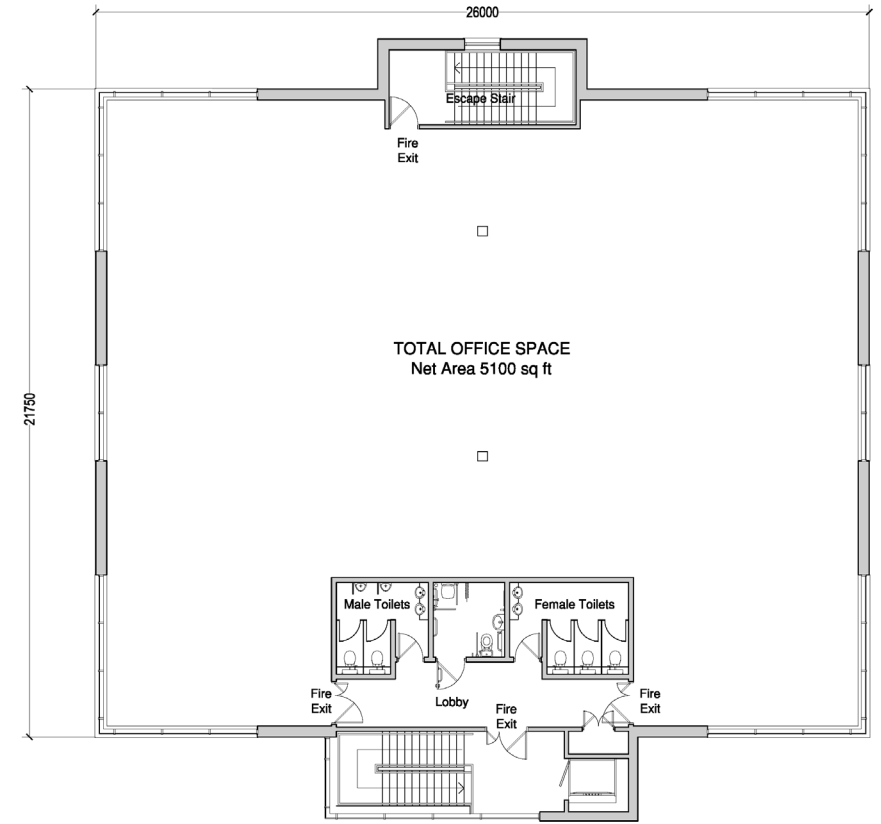
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INDICATIVE FLOOR LAYOUT PLANS



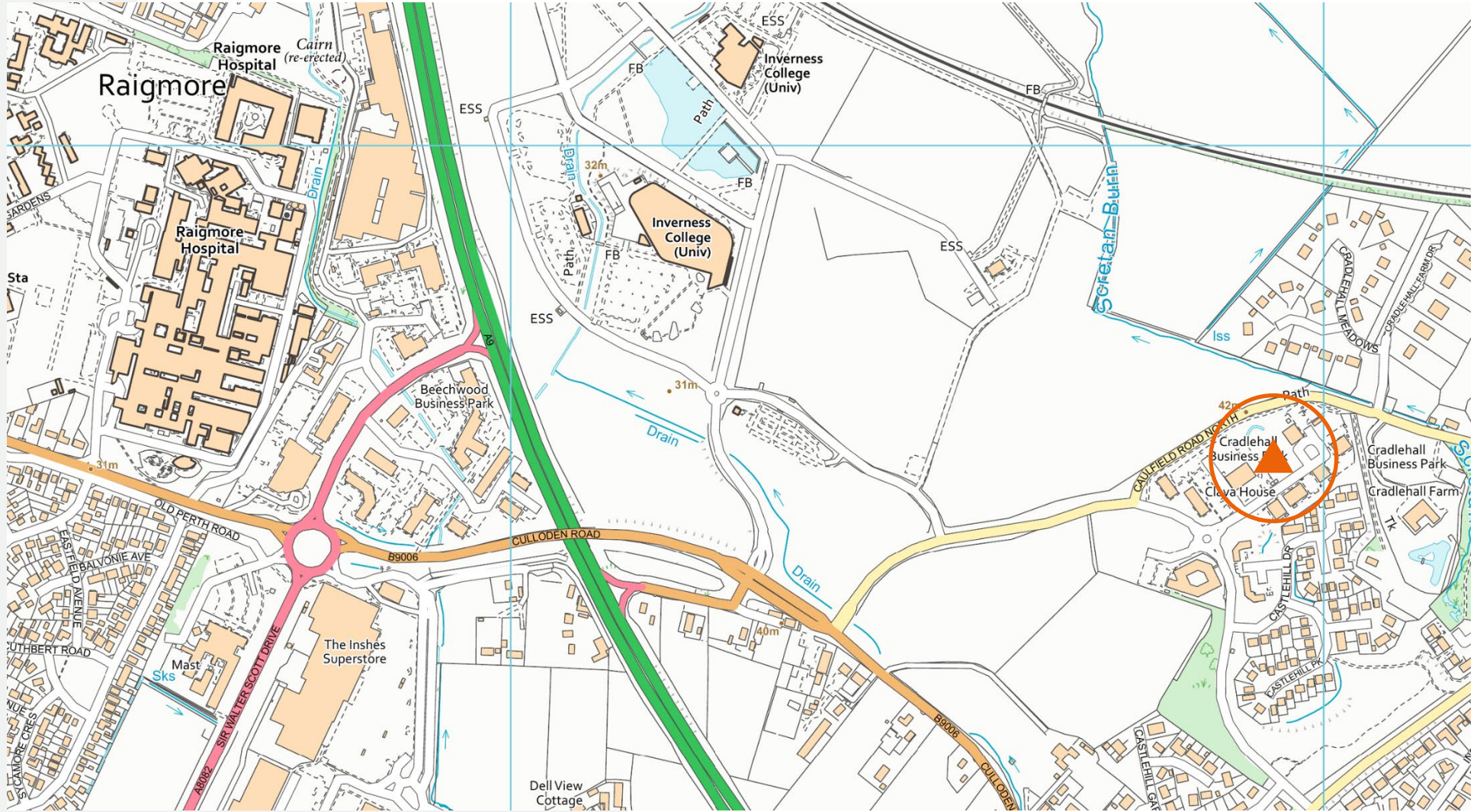
Ground Floor Plan as Proposed



First Floor Plan as Proposed

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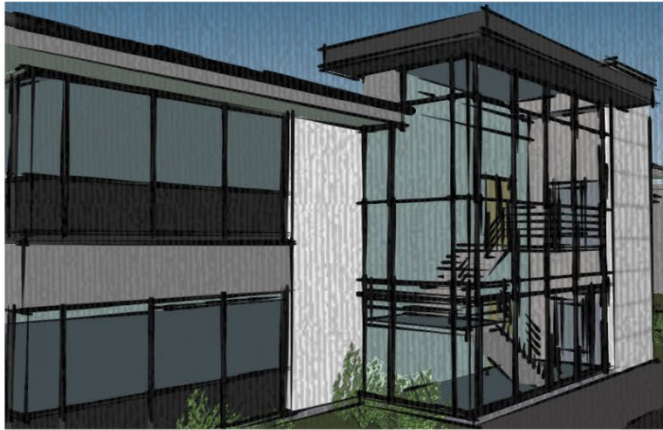
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2-STOREY OFFICE PAVILION - INDICATIVE ELEVATION VISUALS

SITE A2, CRADLEHALL BUSINESS PARK, INVERNESS



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**AUCTION DATE**

The auction will be held on 30<sup>th</sup> March 2021 at 2.30pm and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**TENURE**

Heritable (Scottish equivalent of Freehold).

**SERVICE CHARGE**

There is currently a small service charge payable in respect of maintenance, repair and upkeep to the common parts of the development. Further information is available on request.

**LEGAL PACK**

The legal pack is available to view online.

**ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

**VAT**

This will be payable on the purchase price.

**GUIDE PRICE**

This heritable development site is For Sale at a guide price of **£270,000 exclusive of VAT.**

Properties advertised with a guide price are within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**The vendor purchased this site in September 2011 for £400,000.**

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

**BUYER FEES**

Details of the buyer fees associated with this property can be found on the individual property page.

**LEGAL COSTS**

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT.

**CONTACT DETAILS****Head of Property Auctions**

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**For further information or viewing arrangements please contact the sole agents:**

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