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FG[®] Burnett

For Sale

Plot 13B, Inverness Campus

Inverness, IV2 5NA

- Class 11 Use (Assembly, Leisure, Sports, Padel etc)
- Adjacent to proposed new all weather football pitch



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:
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fgburnett.co.uk

Location

Inverness Campus is located approximately 2.5km to the east of the centre of Inverness, easily accessible from the A96 and A9, therefore providing ready connections via the main trunk road network to Perth, Aberdeen and the Black Isle and beyond. The Campus is accessed directly from Cullogen Road. Inverness Retail and Business Park is accessible via the Campus Estate Road and various bus routes serve the Campus. The Campus is home to HIE, UHI, SRUC, and the NHS National Treatment Centre.

Connectivity

Inverness Campus boasts excellent connections:-

- Inverness Airport - 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick
- Inverness Railway Station - 2.5km on foot or by bike, or less than 10 minutes by bus or car.
- Adjacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen

Description

Inverness Campus is a world-class business park location focussing on the life science and technology sectors and has been developed with an ethos of encouraging collaboration across the Campus. The growing range of private companies, public sector organisations, and students at the UHI Campus provide potential custom for any sports development.



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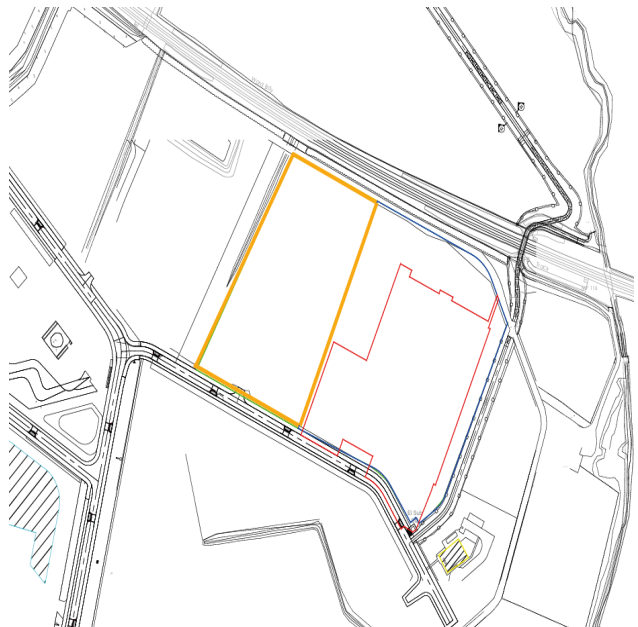
Plot 13B is located between the new Global Energy HQ and the proposed new all weather football pitch in the heart of the Campus to be developed by Highland Council.



Site Plan with Plot 13B shaded in red

Area

The site extends to c. 2.0 acres (0.8 Ha) and is identified further below (outlined in orange). The plot area is indicative only and an exact area will be agreed jointly by the parties, pending completion of the adjacent pitch.



Indicative Site Area (Plot 13B outlined in orange)

Price

£150,000 per acre exclusive of VAT.

Planning

Assembly & Leisure use in accordance with Class 11 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.

Services

Mains Services are available within the main Campus Road Network with connections available to individual sites. Interested parties will however be required to make their own enquiries with the relevant utility authorities.

Design Guidelines

The Purchaser will be required to undertake development in compliance with the Campus Design Guidelines which form part of the Masterplan for Inverness Campus, both of the site layout and design of the building.

Sale Conditions

The sale will be subject to the purchaser submitting a planning application within 3 months and obtaining planning permission within 12 months of conclusion of conditional missives. HIE's approval of the design will be required prior to submitting planning. The sale will be subject to a S32 Title Agreement which will restrict the use of the proposed development and oblige the purchaser to complete the development within 2 years of the sale. In the event the purchaser fails to do this, HIE has the option to buy back the site at the lesser of the prevailing market value or the price paid.

Management Scheme & Service Charge

A Development Management Scheme applies to the Campus and the subject property, governing the rights, servitudes and regulations applying to the Campus.

Purchasers will contribute a percentage share of the costs of the operation and maintenance of the common parts of the Campus, through membership of the Inverness Campus Owners Association, in line with the Campus Development Management Scheme. This is calculated on the basis the net developable Area of the plot against the total net developable area of the Campus.

VAT

VAT will be payable in addition to the purchase price.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

General

A closing date will be set for the receipt of formal offers. HIE's decision making will normally be based on the highest offer received, but HIE is under no obligation to accept the highest nor indeed any offer.

Legal Costs

Each party will bear their own legal costs incurred in documenting the transaction. The incoming occupier will be responsible for any LBTT and Registration dues applicable.

Entry

On completion of the sale.



Viewings & Offers

All offers should be submitted in writing to the sole agent.

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