

## **DAVIOT WOOD CAR PARK IV2 5XL**

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**0.59 ACRES  
LEASEHOLD INTEREST  
CLASS 2 DEVELOPMENT OPPORTUNITY**

**OFFERS INVITED**

To view all property available for sale, please view our webpage:  
[http://www.highland.gov.uk/directory/24/property\\_for\\_sale](http://www.highland.gov.uk/directory/24/property_for_sale)

**LOCATION:**

Daviot Wood Car Park is located approximately 8 miles South-East of the City of Inverness. It is immediately adjacent to the northbound carriageway of the A9 Trunk Road.

Inverness is regarded as the Capital of Highland and is the administrative centre for the Highland Council.

**DESCRIPTION:**

The site extends to 0.59 acres or thereby (excluding the footprint of the former information centre). It is currently used as a surfaced carpark for commuters and Daviot Wood visitors.

The adjacent Daviot Wood is a popular forest with wide paths and fairly level. It is ideal for a wide range of family outdoor activities including leisure walking, family cycling or even cross-country skiing in winter.

**SITE AREA:**

0.59 Acres or thereby.

**RENT:**

On Application.

**SERVICE:**

Water and Electricity supply are available in close proximity.

For advice on Water and Sewerage connections please contact Scottish Water direct on 0845 601 8855 or e-mail: [customer.service@scottishwater.co.uk](mailto:customer.service@scottishwater.co.uk) [individualconnections@scottishwater.co.uk](mailto:individualconnections@scottishwater.co.uk).

For advice on Electricity connections please contact Scottish Hydro Electric direct on 0845 3002131 or e-mail: [customerservice@hydro.co.uk](mailto:customerservice@hydro.co.uk).

**PLANNING:**

Interested parties are advised to contact the Planning or Building Standards Office to discuss their proposed use.

Pre-planning enquiry is available upon request.

**LEASE TERMS:**

Flexible terms are available.

Five yearly upward only rent review. The Reviewed Rent shall be the greater of:

- Open Market Value
- 25% of the rateable value of the former tourist information
- RPI Index linked, subject to a collar of 2% and a cap of 4%.

Full Repairing and Insuring lease.

Each party will be responsible for their own professional fees and legal costs incurred.

**DATE OF ENTRY:**

By mutual arrangement.

**SUBMISSION OF OFFERS:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked **"OFFER – Daviot Wood Car Park"**.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.