

**Rare Development Opportunity
Culcabock Avenue, Inverness, IV2 3RG**

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**Former Offices with Planning
Permission for 3 flats and 2 houses**

Offers Over £495,000

To view all property available for sale,
please view our webpage:
www.highland.gov.uk/propertysales

Location:

The subjects are situated within the popular Culcabock area of Inverness, a well-established residential neighbourhood to the east of the city centre. The property benefits from convenient links to Inverness city centre, local amenities, public transport services, and easy access to the A9.

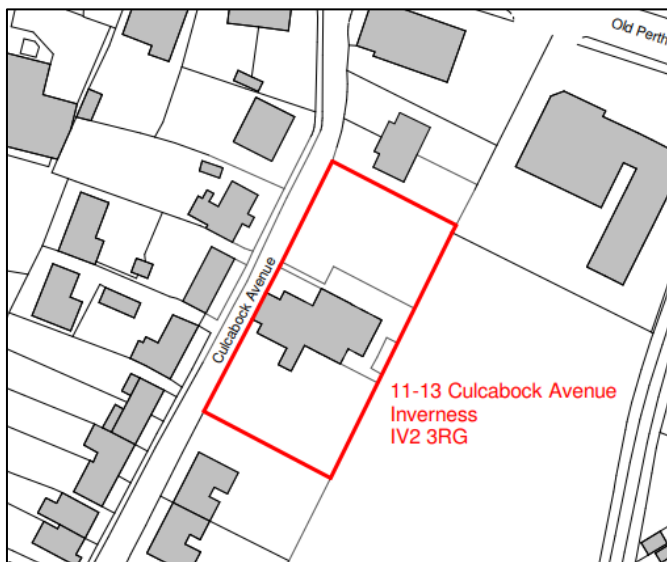
Description:

The subjects comprise a former school building, which was more recently used as an office building. The internal layout includes a range of office rooms, WC facilities, and ancillary storage areas. The building is of traditional construction and has historically been used as a Council office building.

Planning permission (ref. 20/01547/FUL) granted for the conversion of the office building into 3 no. flats together with 2 no. new dwellinghouses.

Size(s):

The building extends to approximately 286 sqm. or thereby in Gross Internal Area. The overall site extends to approximately 1850m² or 0.45 acres, or thereby.



Utilities:

The property benefits from mains supplies water, electricity with drainage to the main sewer.

Interested parties are advised to make their own enquiries with the relevant utility providers to confirm suitability for their intended use.

Viewing Arrangements:

Please contact by emailing or alternatively contact Ricky Cheng by emailing ricky.cheng@highland.gov.uk or by telephoning 01463 702228.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to property.offers@highland.gov.uk.

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.

Date of Entry:

To be agreed by mutual agreement.



Asking Price:

Offers Over £495,000.

Business Rate:

The rateable value of the property is £17,250.
Business Rate Reference: 06/10/166006/8.

EPC Rating:

TBC