FOR SALE
DEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD



Development Land at Cradlehall Business Park, Inverness, IV2 5GH

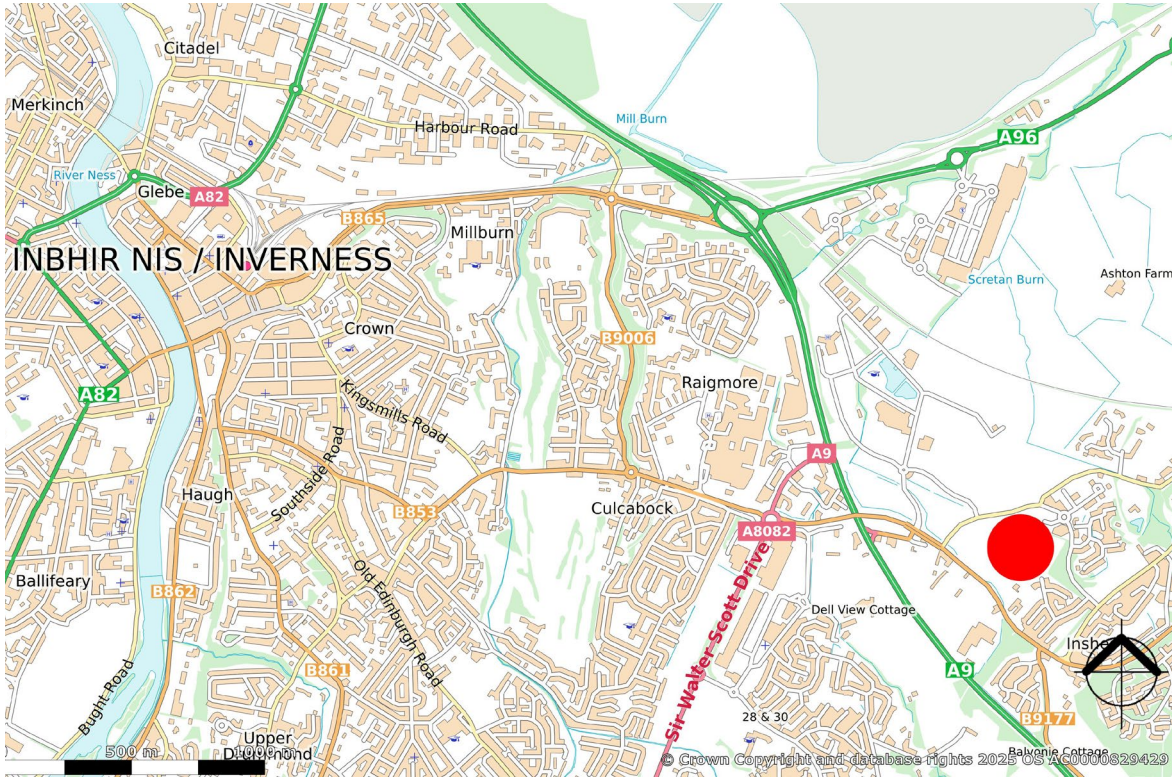
- Prime out of town business location
- Site extending to 1.90 acres or thereby
- Suitable for a variety of uses (subject to planning)
- Easy access to main trunk road network
- Guide price: On application

LOCATION

The site is situated adjacent to Cradlehall Business Park which is a premier business location on the east side of Inverness within easy reach of all main arterial routes and the city centre. It is a modern environment which offers owners and occupiers a superb profile and superior business accommodation.

Occupiers already established within the Business Park include NHS Highland, Scottish Ambulance Service, Johnston Carmichael, Harper Macleod LLP, Barclays and British Red Cross.

The development opportunity is close to the new University of the Highlands and Islands Campus which opened its doors to students in 2015 and represents a £15 million investment. Known as the Beechwood Education and Research Campus, the 215 acre site is a development by Highlands and Islands Enterprise.



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 the development opportunity.

SALE PRICE

On application.

DESCRIPTION

The subjects comprise a development site extending to 1.90 acres or thereby.

SERVICES

We understand that mains services include electricity, water and drainage are available within close proximity. Purchaser should satisfy themselves in this regard.

PLANNING

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.

LEGAL COSTS

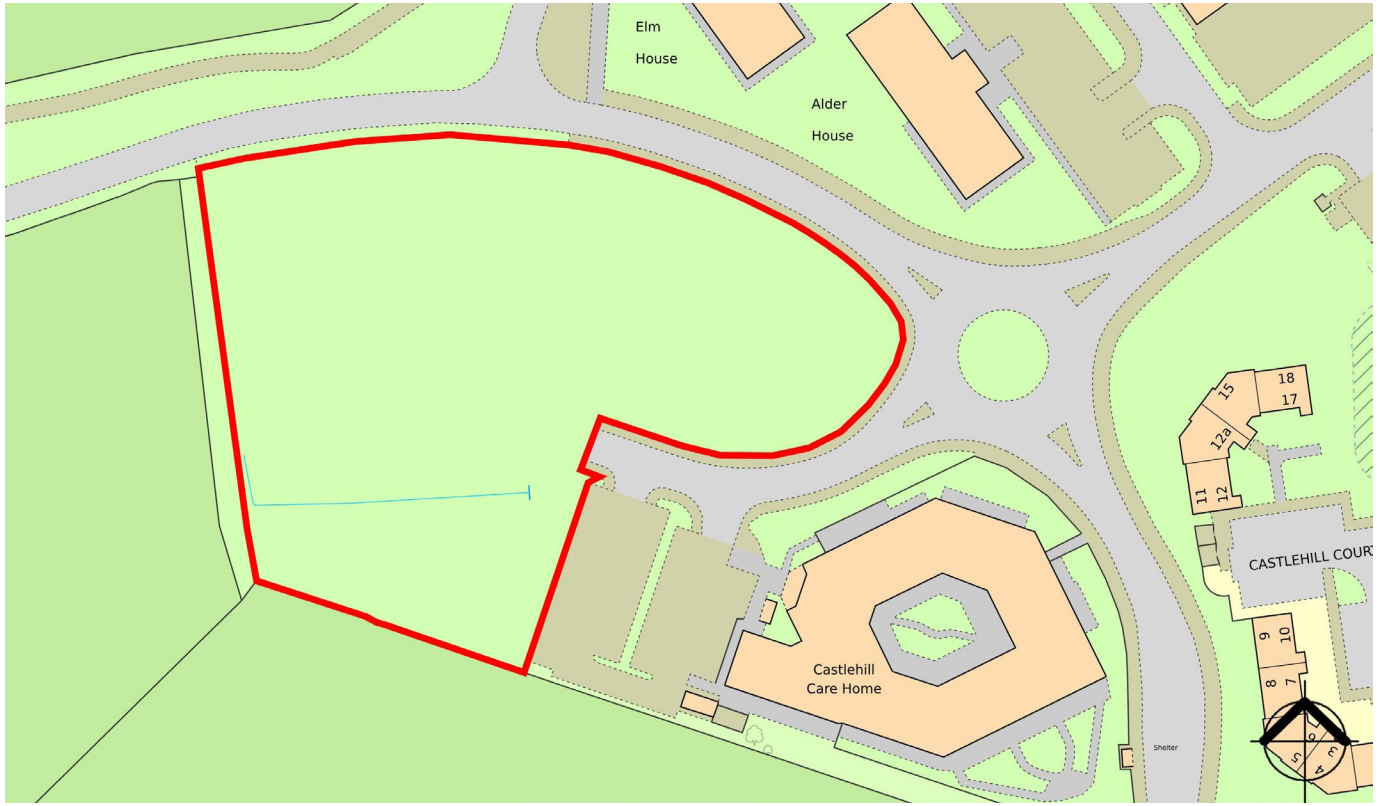
Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the purchaser will be liable.

VAT

Applicable

ENTRY

By mutual agreement.







To arrange a viewing please contact:



KENNY MCKENZIE
Director
kenny.mckenzie@g-s.co.uk
07803 896 963

Joint Agent

DOMINIC MILLAR
Senior Surveyor
Dominic.Millar@cbre.com
0783 340 2389

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.