



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Plot of ground 10 Old Mill Lane, Inverness, IV2 3XP**

**Offers over £90,000**

Rare development opportunity to purchase a plot of ground extending to approximately 0.14 acres or thereby with a derelict property situated in a prime location in the established and sought after Culcabock area on the eastern side of Inverness.



The plot of ground is overgrown with trees to the rear and the derelict property on the plot is in an uninhabitable condition and will require to be demolished.

Any viewers entering the property do so entirely at their own risk.

**Services**

Mains water, electricity and drainage.

**Location**

Old Mill Lane is situated in a desirable area approximately 1.3 miles from the City Centre. It is within easy reach of Raigmore Hospital, Police Headquarters and the Inshes Retail Park. It is within walking distance of the Culcabock Golf Course.

Primary School pupils in the area attend Drakies Primary School and secondary school pupils in the area attend Millburn Academy.

Inverness has a fabulous selection of restaurants, cafés, shops, leisure and business facilities. It has excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

**Directions**

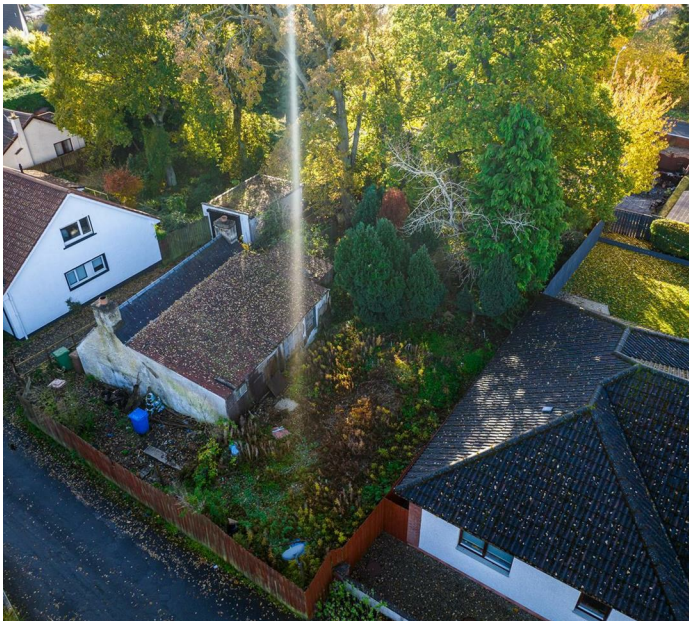
From the Inshes roundabout take the exit onto Old Perth Road/B9006. You will pass Raigmore Hospital on your right hand side. At the next roundabout continue straight onto Culcabock Road/B853. Continue to follow the B853 past the Kingsmills Hotel on your left hand side. Continue onto Damfield Road. Turn left onto Harris Road then take the third exit on your left into Old Mill Lane. Number 10 will be on your right hand side.

**Entry**

By mutual agreement

**Viewing**

Strictly by appointment





<div><div></div><div>Pink Site Area:- 563.352m<sup>2</sup> or 0.139 Acres</div></div>	<div>Client:</div> <div>Miss Elena F Duff 12 Old Mill Lane Inverness IV2 3XP</div>	<div>Site Layout:</div> <div>Topographical Survey Title Plan 10 Old Mill Lane Inverness IV2 3XP</div>	<table><tr><td>Drawn By:</td><td>Checked By:</td><td>Surveyed By:</td><td>Drawing Scale:</td></tr><tr><td>GCN</td><td>CTM</td><td>JDS</td><td>1 : 500 @ A4</td></tr><tr><td colspan="2">Surveyed Date:</td><td colspan="2">Drawing No:</td></tr><tr><td colspan="2">18/10/2023</td><td colspan="2">CTCH-5467-001</td></tr></table>	Drawn By:	Checked By:	Surveyed By:	Drawing Scale:	GCN	CTM	JDS	1 : 500 @ A4	Surveyed Date:		Drawing No:		18/10/2023		CTCH-5467-001		<div><div><div></div><div>LAND &amp; BUILDING SURVEYING SETTING OUT ENGINEERING CIVIL ENGINEERING DESIGN LASER SCANNING SERVICES</div></div><div><div>HYDROGRAPHIC SURVEYING VOLUMETRIC SURVEYING DIMENSIONAL CONTROL SURVEYING AUTOCAD DRAUGHTING SERVICES</div></div></div>	<div>Drawing Status:</div> <div><div><input type="checkbox"/> FOR APPROVAL</div><div><input checked="" type="checkbox"/> FOR ISSUE</div><div><input type="checkbox"/> FOR DISCUSSION</div><div><input type="checkbox"/> DRAFT STATUS</div></div>
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