

# middleton ross & arnot



## Land For Retail Development, Alness, Ross-Shire

- 4.20 Hectares of land zoned for retail development
- Prime location with easy access from A9 trunk road
- Adjacent to two large retail units
- Opportunity to develop mixed retail and hospitality based units

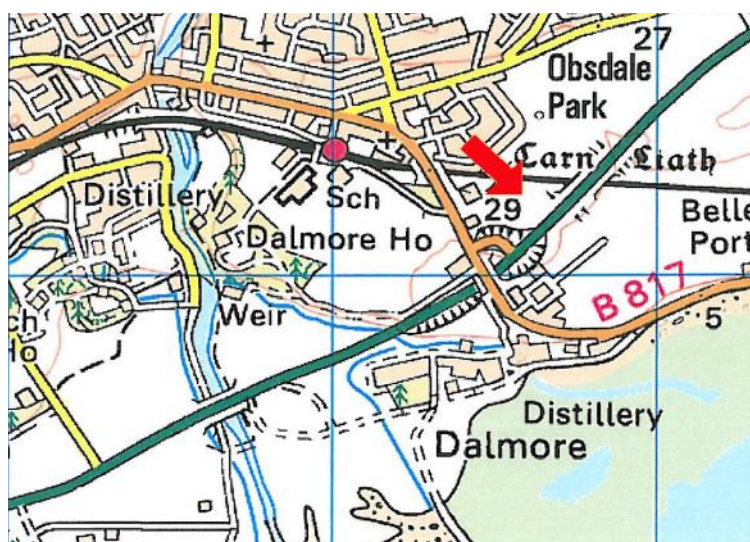


**Offers Are Invited From Developers**

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**Ref: 53**





Alness is a vibrant town with an excellent community spirit and is the largest town in Ross & Cromarty with a population of more than 5,000 . It lies on the A9 Trunk Road about 20 miles north of Inverness. Alness has a busy High Street. Adjacent to this site are two Supermarkets, Morrison & Lidl. Nearby there is a business park and an industrial estate. The town is also the hub of a large landward area of villages and communities.

In Invergordon , 3 miles away, there is an industrial estate, and an oil rig repair dock and the former oil rig construction dry dock at Nigg, 15 miles to the east. The whole Inner Moray Firth from Nairn to Tain has become the Inverness “travel to work area” and has seen a steady increase in population over the last 20 years, due to its good accessibility, mild climate and varied scenery.

The shortage of hotel accommodation in the area would justify a holiday lodge type of development on the site. A burden in the title places a prohibition on using any part of the site for premises retailing food in competition with the neighbouring proprietors.

The zoned part of the land (coloured pink and outlined in red in the above plan) which is at present in agricultural use, is a triangular site of 4.20 hectares (10.38 acres) or thereby. Access can be taken from a nearby exit from the A9 on to the slip road for Alness and Invergordon and through the car park area to the front of the Lidl store. A narrow strip of land along the railway will be retained for access for livestock from the adjoining field to the north to the underpass below the trunk road. The area has been identified for retail use according to the East Ross Local Plan published by Highland Council, paragraph 35.

When the site for the Lidl store was sold, a right of access was reserved through Lidl car park to the site to allow development of the site, subject to sharing the cost of maintenance of the access road.

Accessed from a roundabout on the slip road, the site is adjacent to the A9 trunk road which runs just south of the town. The site is visible for half a mile approaching from the north.



Services: Mains water and electricity are available adjacent to the site. There is a mains gas supply in Alness.

To view call Middleton Ross & Arnot on 01349 865125

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

The mention of appliances and or services does not imply that they are in full and efficient working order.