



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT WESTER DRUMMOND,
WHITEBRIDGE, INVERNESS-SHIRE IV2 6UP**



DESCRIPTION

A building plot situated within croft land extending to 1.416 hectares (approximated 3.45 acres) in an idyllic rural location. The Plot has views to the east. It is secluded but yet is easily accessed by means of a shared private access track.

LOCATION

The Plot is located on land which is part of a croft. It has previously been used for tree planting but has been cleared and is relatively flat. In the neighbourhood are a small number of individually designed exclusive dwelling houses. A hotel is located in nearby Whitebridge and the iconic Loch Ness is only a short distance to the west, as the crow flies. The local primary school is at Foyers or Fort Augustus and secondary schooling is at Inverness or Fort Augustus. The nearest shop is at Foyers, 5 miles away.

SERVICES

A pipe from a share private water supply has been laid to the site, as has an electricity cable. Drainage will be a septic tank and soakaway to be installed by the purchaser, the location of which will be within the site. The Purchaser will also require to bear their share of the cost of maintaining the shared private access road. The two caravans on site will be included in the sale.

PLANNING CONSENT AND DECROFTING

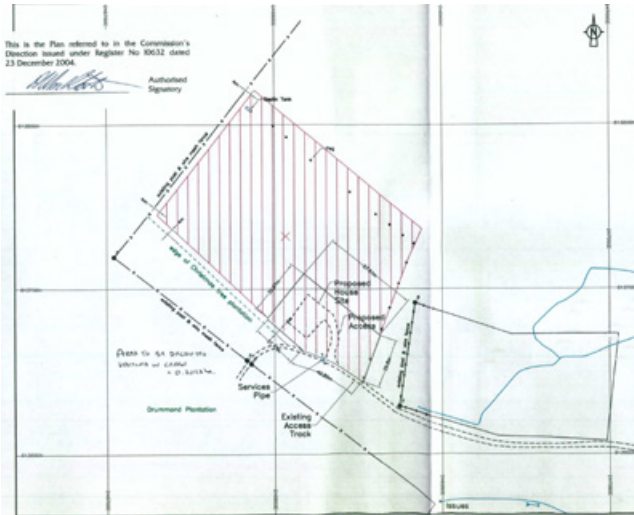
Planning Consent in principle was renewed under reference 22/00296/pip issued on 24 May 2022 for the development in principle of a single dwellinghouse. Whilst it will be for the purchaser to lodge their own plans for development, the application made and now granted showed a swimming pool incorporated into the design.

POSTCODE

IV2 6UP

CROFTING

The land offered for sale forms part of a croft, registered on the Register of Crofts held by the Crofting Commission under number I0632 and on the Crofting Register held by Registers of Scotland under number C6251. The purchaser should familiarise themselves with the requirement the land being in crofting tenure will bring. Further information is available from the Crofting Commission – see crofting.scotland.gov.uk A decrofting direction removing part of the site measuring 0.2023hectares from crofting tenure was issued in 2004.



DIRECTIONS

From Inverness take the B862 for Fort Augustus. Continue on this road for approximately 23.5 miles before turning west onto the private shared road signed “Christmas Lodge” and “Strathmor Lodge” and continue to the end. The Plot is on the right (north) of the track at its final bend before the gate. Using the app what3words the location is “alientated.indeed.span.”.

LOCAL AREA

Whitebridge - 2 miles – local hotel
 Foyers – 5 miles - local primary school, shop and medical centre & Loch Ness
 Fort Augustus - 7 miles – shops, petrol station and Loch Ness
 Inverness – 23.5 miles approx. - Airport, railway station, hospital and shopping.

VIEWING

By calling at the site which is open to view.

ENTRY

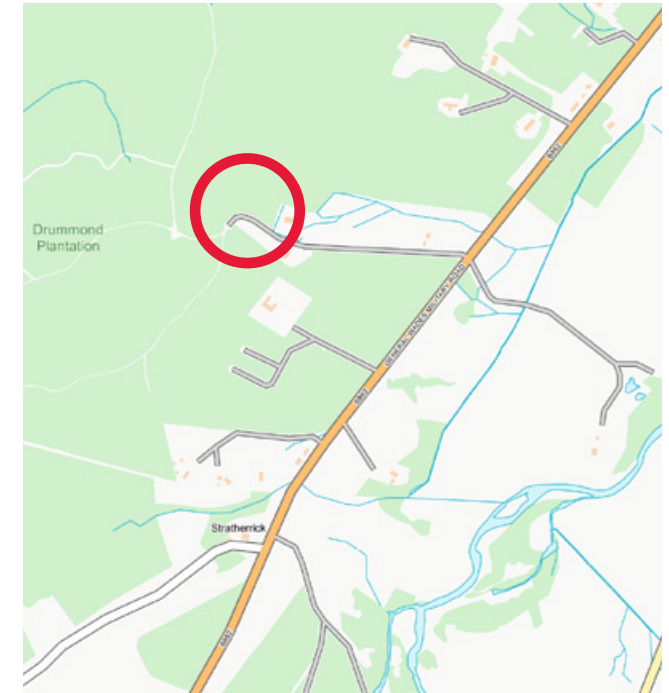
Immediate entry is available.

NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property

REFERENCE

RMM malis0101





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