



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**Top Garden Plot, Lalandia, Gorthleck,
INVERNESS-SHIRE, IV2 6UJ**



DESCRIPTION

A building plot of approximately 0.2 acres or thereby set in a charming walled garden in the picturesque township of Gorthleck, some 19 miles south west of Inverness. The Plot is relatively easy to develop and is located off a public road. It has views south across adjacent farmland to the hills beyond.

Although the site does not benefit from Planning Consent, pre-planning advice has been issued by the Highland Council setting out the criteria upon which an application for planning consent would be granted.

LOCATION

The plot lies at the southern end of the township of Lyne of Gorthleck, which largely overlooks Loch Mhor. Gorthleck is one of the main residential settlements in Stratherrick and is where the local nursery and primary school are located. The plot is within a few miles' drive of the iconic Loch Ness. The main capital of the Highlands, Inverness, is 19 miles north where all the main shopping and leisure facilities, a railway station and airport can be found.

SERVICES

Although no connections for a dwellinghouse are presently in place, there is a water tap on site and the water main is in the roadside verge adjoining the plot, which is also where the closest electric overhead cable is. Drainage will be to a septic tank located within the site.

DIRECTIONS

From Inverness head south on the B 862. Continue for some 17.5 miles to Errogie. On arriving at Errogie continue through Errogie on the B862 toward Fort Augustus after approximately 1 ½ miles to the village of Lyne of Gorthleck. The Plot is on the right hand side at the end of the township.

LOCAL AREA

Stratherrick Primary School within 1 mile. Local shop, hotel and tea room at Foyers 5 miles.

There is a good local community spirit and more information about the local area can be found in Boleskine Bulletin or online at stratherrick.net.

VIEWING

By contacting the selling agents

ENTRY

Early 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.campb13.1

HSPC REF:

58749





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