



**MURCHISON LAW**  
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT SHAW COTTAGE, BROOMHILL,  
NORTH KESSOCK, INVERNESS-SHIRE IV1 3XD**



### **DESCRIPTION**

A building plot, extending to 0.189 acres (766m<sup>2</sup>) in an idyllic rural location with picturesque south facing open views, only 5 miles from Inverness. A shared track gives access to the plot.

### **LOCATION**

The building plot is located approximately 1 mile South from Tore roundabout, at the end of a short shared access track off the Tore to Allangrange road. A substantial fence separates the neighbouring house,

providing seclusion. Tore filling station is within one mile. Tore primary school is approximately 1.3 miles away. Munloch with its village G.P Surgery, primary school, local shop and hotel is 3.5 miles to the east. Inverness is 5 miles to the south, easily accessed via the A9 and from Tore Roundabout.

### **SERVICES**

Water is via a mains supply on site. The purchaser will be responsible for the provision of an electricity supply, which the seller has previously costed for the site. The Purchaser will require to install a new septic tank to serve the house to be built. The seller will continue to use the existing septic tank and soakaway located at the southern end of the site. The Purchaser will meet a share of the cost of maintaining the access track.

### **PLANNING CONSENT**

Planning Consent in principle was issued by Highland Council on 5 July 2022 under reference 22/02119/pip for the development of a single or one and a half storey house.

### **POSTCODE**

IV1 3XD

**1 SITE PLAN**  
Scale 1:500 @ A3

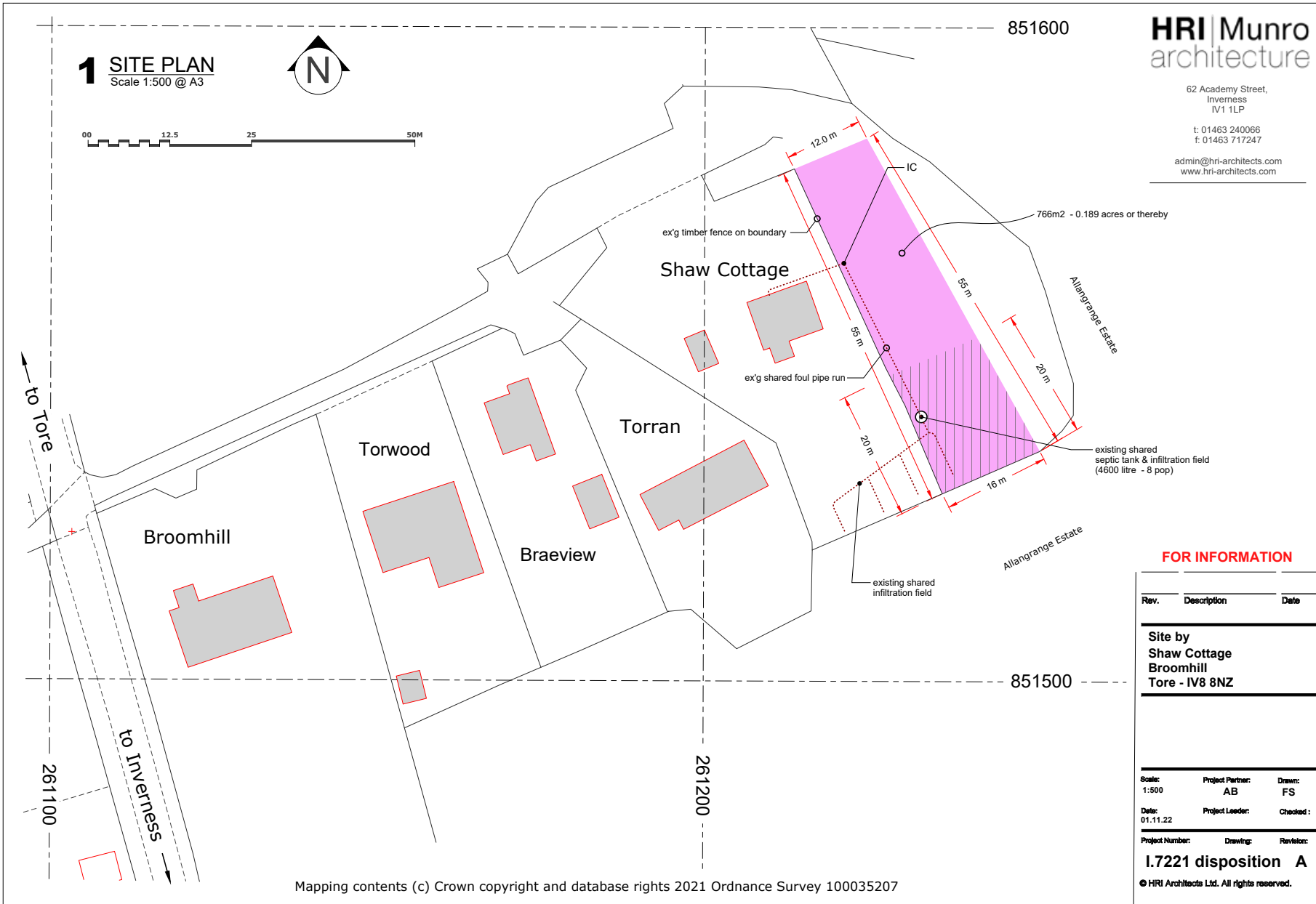


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Shaw Cottage

Torwood

Braeview

Torran

Broomhill

766m<sup>2</sup> - 0.189 acres or thereby

Allangrange Estate

851500

261200

261100

to Tore

to Inverness

ex'g timber fence on boundary

ex'g shared foul pipe run

existing shared infiltration field

existing shared septic tank & infiltration field (4600 litre - 8 pop)

**FOR INFORMATION**

Rev.	Description	Date
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Site by  
Shaw Cottage  
Broomhill  
Tore - IV8 8NZ

Scale: 1:500      Project Partner: AB      Drawn: FS

Date: 01.11.22      Project Leader:      Checked:

Project Number:      Drawing:      Revision:

**I.7221 disposition A**

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## DIRECTIONS

From Inverness take the A9 North towards Dingwall/ Tain. Approximately 3.5 miles from the Kessock Bridge take the right hand turn signed for Allangrange. Turn left (North) and continue on this road for approximately 0.8 miles. Turn right (East) and take the private track marked “Shaw Cottage” opposite the Knoll. The plot is at the end of this short track. Using the app what3words the location is “surcharge.remarking.flickers”.

## LOCAL AREA

Tore – 1 mile  
 Munlochy 3.5 miles  
 Inverness 5 miles  
 Dingwall 7 miles.

## VIEWING

By appointment made with the marketing agents.

## 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 shaw

