



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT INCHEART,
GLEN URQUHART, IV63 6TN**



DESCRIPTION

A building plot extending to 3.3 acres with stunning south facing open views across Glen Urquhart 22 miles from Inverness. The plot has a mix of maturing trees and grazing. Planning consent in principle was issued on 11 May 2021 ref 20/03633/pip for the erection of single storey and 1 and ½ story dwellinghouse. Services of public water and electricity are close by. Access is direct from a public road.

LOCATION

The building plot is located approximately 6.6 miles to the west of Drumnadrochit. Nearby in Glen Urquhart are numerous scenic places to walk and enjoy the countryside. The closest local school and community hall is at Balnain, just over 2 miles to the east. A supermarket, medical centre, pharmacy, and local shops, cafes and pubs are to be found in Drumnadrochit. The main centre of population in the Highlands where there is a railway station, district general hospital and airport are at Inverness, 22 miles away (30 minutes' drive.)

SERVICES

Water will be via a mains supply nearby on site. An electric line runs over the site. The purchaser will be responsible for the provision of an electricity connection and water supply. The Purchaser will require to install a new septic tank to serve the house to be built.

PLANNING CONSENT AND DECROFTING

Planning Consent in principle was issued by Highland Council on 11 May 2021 under reference 20/03633/pip for the development of a single or one and a half storey house. Details can be found at wam.highland.gov.uk

POSTCODE

IV63 6TN

DIRECTIONS

From Inverness take the A82 south towards Fort William. At Drumnadrochit take the main junction west on the A831 signed for Cannich. After 6.5 miles just after Bearnock Hostel take the right turn which is unmarked, and has a dead end road sign Continue past the two dwellinghouses on the left and the plot is on the left. Using the app what3words the location is “detonated.tastes.glosses”.

LOCAL AREA

Balnain – 2 miles Primary School and community hall

Drumnadrochit – 6.6 miles- shops, medical surgery, secondary school, restaurants

Inverness – 22 miles - shops, hospital, railway station, airport



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 jonem01 02

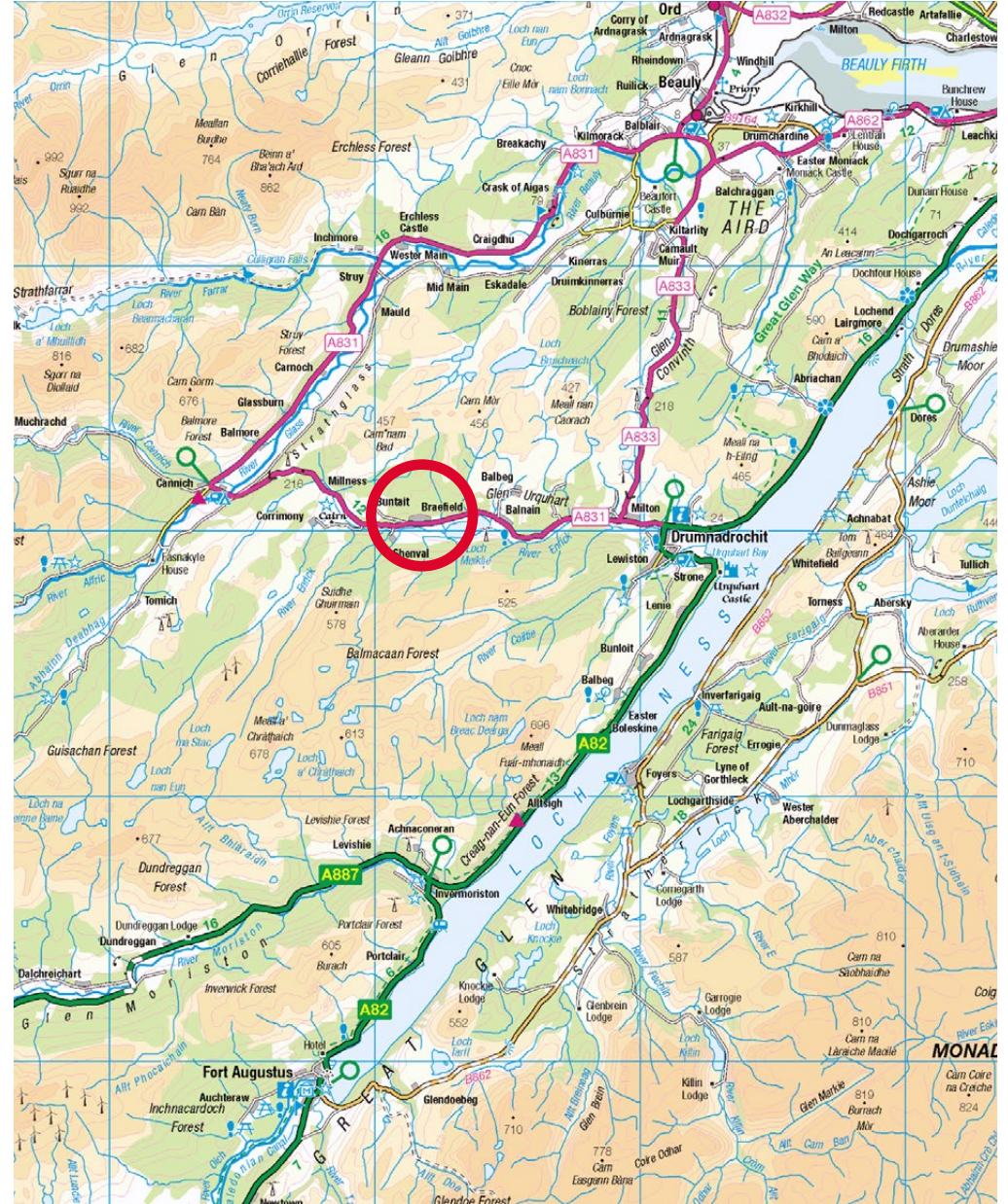


VIEWING

By calling at the site which is open to view.

ENTRY

Immediate entry is available.



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