



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT 9 ARDENDRAIN,
KILTARLITY, BEAULY IV4 7HS**



DESCRIPTION

A building plot extending to 0.482 acres (1954m²) in a quiet rural location, only 14 miles from Inverness. A shared track gives access to the plot. There is a useful stone building on site which could be used as a store.

LOCATION

The building plot is located off the A833 road from Kiltarlity to Drumnadrochit adjacent to Glenview Chalet Park. The generously sized plot is bounded on the north and west by mature trees and on the east and south by two existing dwellinghouses. The village of Kiltarlity is approximately 3 miles to the north, where there is a nursery and secondary school and local shop. Inverness is 14 miles drive to the east.

SERVICES

A public water supply is already on site. The Seller has laid the ducting for a mains electricity supply and telephone line to the plot which the Purchaser will be responsible for connecting. A septic tank will require to be installed by the Purchaser connecting to a drainage outfall already in place. The access to the site is via a short track, already formed, for which the Purchaser will meet a share of the future cost of maintenance.

PLANNING CONSENT AND DECROFTING

Planning Consent in principle was issued by Highland Council on 8 December 2021 under reference 21/03489/pip for the development of a single or one and a half storey house.

POSTCODE

IV4 7HS

DIRECTIONS

From Inverness take the A862 towards Beauly. At Brockies corner take the A833 towards Kiltarlity and remain on this road for approximately 3.8 miles. Turn left (east) into Glenview Chalet Park and the site is on the left (north) of the shared access track. Using the app what3words the location is “trader.learning.charities”.

LOCAL AREA

Kiltarlity 3 miles

Drumnadrochit and Loch Ness 8 miles

Inverness 14 miles

VIEWING

By appointment made with the marketing agents or by calling at the site.



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 SUR1.5



