



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**Building Plots at Pitkerrald Road,
Drumnadrochit IV63 6XA**



DESCRIPTION

3 building plots each of approximately 1/3 of an acre set in a tranquil rural location yet near all the village amenities. A shared private track to be formed by the Seller will provide access the plot. The plots are on level ground and are just a few minutes from woodland walks in one direction and the local primary and secondary school and village shops and pharmacy in the other.

LOCATION

The building plot is located off Pitkerrald Road in the centre of Drumnadrochit, close to Glenurquhart High School. The vibrant and growing village of Drumnadrochit is within walking distance of the iconic Loch Ness and other visitor attractions and is 15 miles south west of Inverness.

SERVICES

A public water supply and mains electricity supply will be installed by the Seller to the edge of each site. A private drainage system via septic tank and soakaway will be installed by the purchaser. Once formed by the Seller each purchaser of the plots will meet a share of the future cost of maintenance.

PLANNING CONSENT AND DECROFTING

Planning Consent in principle was issued by Highland Council on 16 November 2023 under reference 23/04275/PIP for the development of three single or one and a half storey houses.

POSTCODE

IV63 6XA

DIRECTIONS

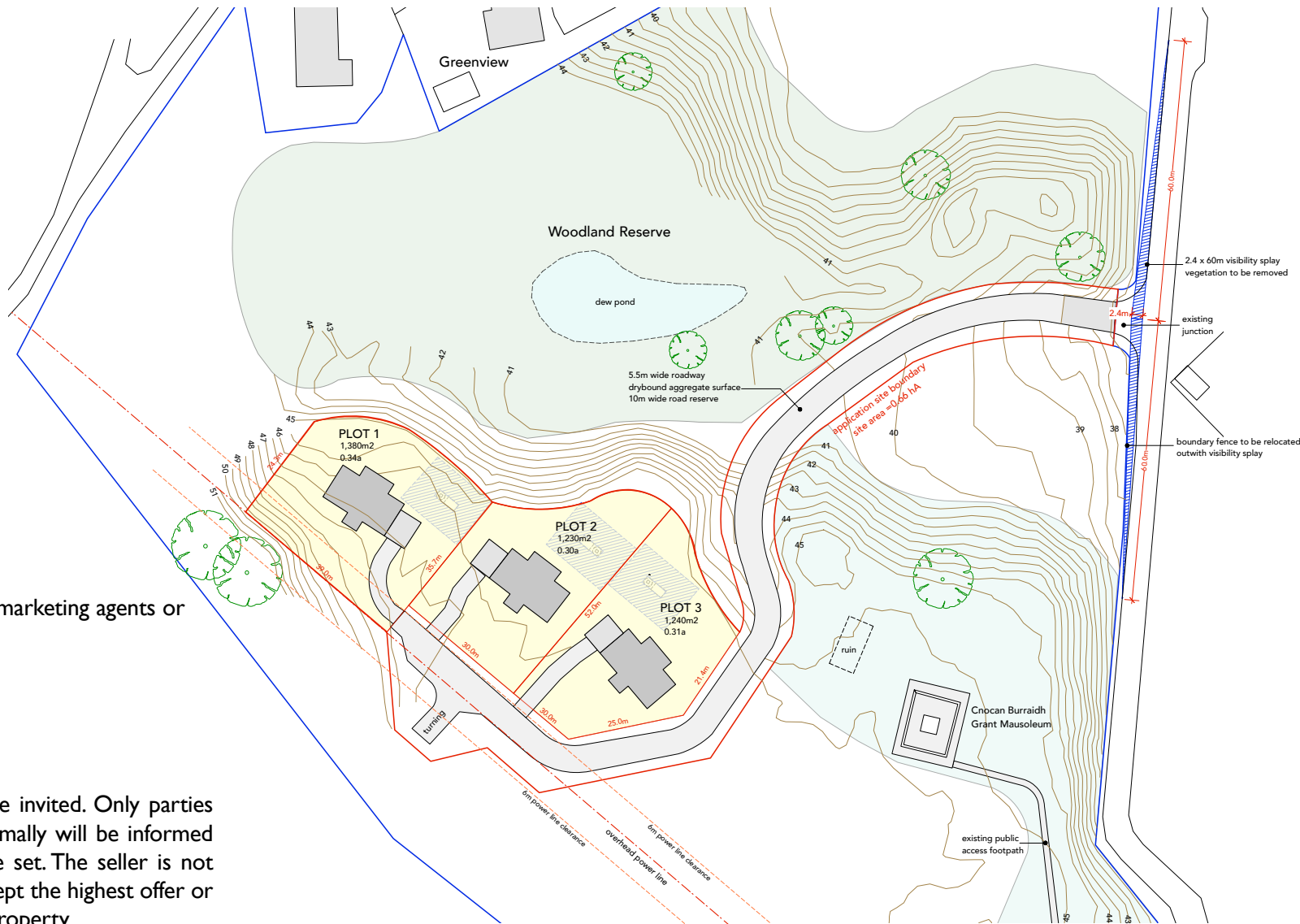
From Inverness take the A82 TO Drumnadrochit. On arriving in the village continue on the A82 and turn right into Pitkerrald Road. Take the first left, which is the access road to Glenurquhart High School. The sites are accessed via a gate on the right of this road, marked by a for sale sign. Using the app what3words the location is “dwell.mows.beauty”.

LOCAL AREA

Drumnadrochit and Loch Ness – doorstep – village shops, school, shinty pitch, fuel station.

Inverness – 15 miles – shopping facilities , railway station

Inverness Airport – 25 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 CAMEJ02 02

CHRIS DAVENPORT ARCHITECTURE <small>Tynaherrick, Drumadrocht Inverness IV63 8JG T: 01456 450004, M: 07410 628519 E: chris@messie.ndonet.com</small>	Project	House Sites, Pitkerrald Drumadrocht For J. Cameron	Drawing	Site Plan Scale 1:750 @ A3	Proj Code	Sheet Number P02 Revision A	Rev	Date	Details
	23.802		05.09.23		A		06.10.23	add visibility splays, notes	
							B		
							C		
							D		



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