



Little Muiryden, Muiryden, FORTROSE, IV10 8SW

Offers Over £120,000



REF: 61188

Offered for sale is approximately 3.02 hectares (7.46 acres) of owner-occupied croft land at Little Muiryden, a small hamlet on the Black Isle which is within easy reach of Inverness City. This purchase is ideal for someone looking to work croft land who already resides in, or intends to reside within the area, as you are required to live within 32 km of your croft land. The croft is registered on the Crofting Register Number:- C10257

The croft land is of a very good quality, ideal for grazing and is fully enclosed with a gated access. While there is currently no planning permission on the land, all services can be found adjacent or very close by. It is the responsibility of the purchaser to make their own investigations with regards to the possibility of obtaining planning permission on the site either currently or at some time in the future.

Facilities closest to the land can be found in the villages of Avoch and Fortrose which include general stores, Post Office, chemist, hotels, restaurants, doctor's surgery and small selection of retail outlets. The area also offers an excellent range of outdoor activities, challenging golf courses and some beautiful beaches. Education is provided at Avoch Primary School or the acclaimed Fortrose Academy with bus transportation provided for pupils. Inverness, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Services

All available closeby.

Access

There is gate access to the land.

Boundaries

As per the attached plan.

Post Code

IV10 8SW

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

PFM/JD/LEOD184/22

Price

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Directions

From Inverness, take the A9 North. Pass North Kessock and take the next right signposted Munlochy. Continue through the village of Munlochy and at the T-Junction, turn right and then immediate left. Continue along this road eventually turning right signposted Killen. Travel for approximately 3.5 miles until you reach the Macleod & MacCallum for sale board. Turn left and the land is further up the lane on your right.

If you are thinking of selling your property, we offer a FREE Valuation. Please call our Property Department on 01463 235559 for further details.

