



**MURCHISON LAW**  
SOLICITORS AND ESTATE AGENTS

**Building Plot at Torr Gardens,  
Dores, Inverness IV2 6TS**





### **DESCRIPTION**

A rarely available building plot of approx. 0.5 acres/ 0.2hectares with outstanding views over Loch Ness. The gentle slope of the site will enable an appropriately designed house to fully maximise and enjoy the stunning location of this plot. The site formerly enjoyed full planning consent for the erection of a single house, which lapsed in 2021.

### **LOCATION**

The building plot is located in the popular and picturesque village of Dores, located at the northern end of the world renowned Loch Ness. From the village there are many popular local walks and there is a thriving local primary school. Shopping facilities and transport links, including a railway station and airport are located in Inverness, a short drive away.

### **SERVICES**

Connections to the public water supply, mains drainage and mains electricity supply will be the responsibility of the Purchaser of the plot. There is an electricity supply and connection box already on site, although not live. The public water main lies adjacent to the site and the mains sewer lies in the roadway of Torr Gardens.



## PLANNING CONSENT AND DECROFTING

Planning Consent in full was issued by the Highland Council for the development of a four bedroomed dwellinghouse with integral garage on the plot under reference 18/00970/ful on 1 May 2018. It has since expired.

## POSTCODE

IV2 6TS

## DIRECTIONS

From Inverness take the B862 to Dores. On arriving in the village bear left at the junction with the B852 and take the immediate next left into Torr Gardens. Viewers are encouraged to park at the parking area adjacent to the play park on the right of Torr Gardens. The site is accessed via a short private, shared track to the southern side of the play park. Using the app what3words the location is “salmon.inserted.watching”.



## LOCAL AREA

Dores – village inn (currently closed) ¼ mile  
Aldourie– School – 1 miles  
Inverness – shopping facilities , railway station,  
district general hospital – 8 miles  
Inverness Airport – 13 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 rossr

