



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT 3 KNOCKBAIN,
KIRKHILL, INVERNESS IV5 7PL**



DESCRIPTION

A generously sized building plot of approx. 0.74 acre (0.3 hectares) with commanding views looking east to the Moray Firth. A well positioned house on the site will enable the purchaser to maximise the tranquil location of this plot. Pre-planning advice supportive of the formation of a single dwellinghouse on the site has been issued and can be made available on request.

LOCATION

The building plot is located some 13 miles from Inverness in the quiet hamlet of Knockbain. Locally schooling is available in Kirkhill. Close to the site are local walks including the renowned Reeling glen. 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. Supplies of electricity and water cross the site. Access will be from the shared private track over which a non-exclusive right of access shall be given.



PLANNING CONSENT

No Planning Consent has yet been applied for in respect of the site advertised, although pre planning advice was issued by the Highland Council in February 2025, supportive of the formation of a new home on the site. Purchasers will require to obtain their own planning consent.

POSTCODE

IV5 7PL

DIRECTIONS

From Inverness take the A862 towards Beaulieu. Shortly after Inchmore and Achnagairn take the left turn signed to Cabrich / Clunes / Moniack. Follow this road, turning right at the junction to Reelig, and then take



the next left signed for Knockbain/ Clunes. The site is on the right, just after the former primary school at Knockbain. Using the app what3words the location is "searches.butterfly.defining".



LOCAL AREA

Woodland walks – close by
Primary School & church – Kirkhill – 3 miles
Shopping facilities , railway station, district general hospital – Inverness -13 miles
Airport – Inverness -18 miles

VIEWING

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

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