

**House Plot West of Cozac, Newtonhill  
Lentran  
IV3 8RN**



**This building plot occupies an elevated site that extends to approximately 0.6 acres and which enjoys views over neighbouring properties taking in the Beauly Firth and Ben Wyvis beyond. Planning permission in principle has been granted by the Planning Authority for the erection of a residential house and associated workshop/studio. The current planning permission has been granted with the view that the associated workshop/studio is to be used for business purposes.**

**OFFERS OVER £120,000**

HSPC Reference: 57193

**The Property Shop**, 47 Church Street, Inverness  
**Telephone:** 01463 225 533      **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)

## GENERAL DESCRIPTION

Viewing of this building plot is recommended to be able to fully appreciate its location and the views that can be enjoyed from it. It is being sold as unserviced although services are believed to be nearby. It extends to approximately 0.6 acres and has had planning permission in principle granted for the erection of a residential house and associated workshop /studio. The consent for the workshop was granted on the understanding that the workshop has to be used as a jewellery business as described in the applicant's business plan and any other use will require the express consent of the Planning Authority. Details of the planning application can be found on the eplanning pages of the Highland Council website using the planning reference number: 17/00854/PIP.

## LOCATION

Newtonhill is located approximately nine miles from the Highland Capital of Inverness and local amenities can be found in nearby Beaulieu approx. 6 miles away which include a range of shops and services including two small supermarkets, a delicatessen, butcher, baker, chemist, filling station, two medical practices and a good range of cafés, bars, hotels and restaurants. Primary schooling is available at Kirkhill Primary school and secondary schooling is available in Inverness. Inverness City Centre offers a comprehensive range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

## PLANNING REFERENCE

17/00854/PIP

## VIEWINGS

No prior appointment is necessary. Interested parties are welcome to visit the plot at their leisure.

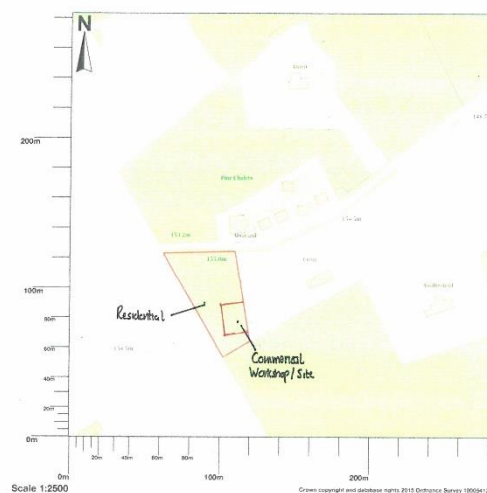
## POSTCODE

IV3 8RN



UK  
Planning  
Maps

Cozac, Lentrane, Inverness, IV3 8RN



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.