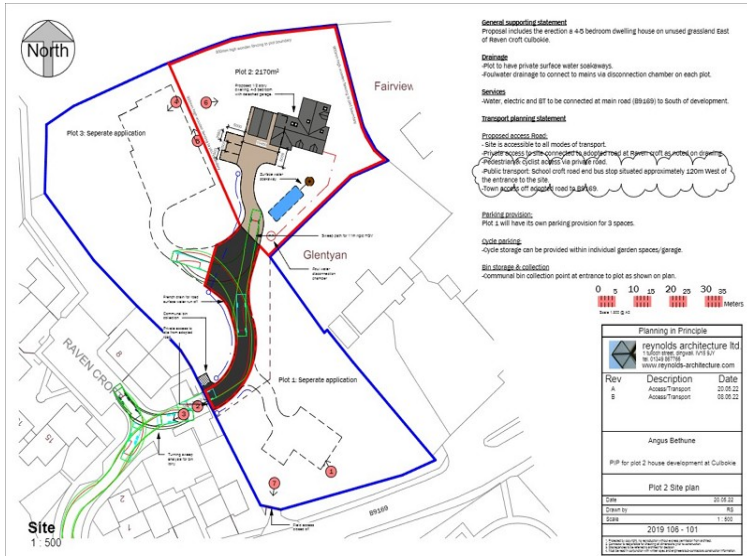


# Plot 2, Culbokie

Dingwall, IV7 8JH

Offers Over £110,000





- Rare Plot of land in village of Culbokie
- Site extends to approximately 0.53 acre
- Planning permission in principle for a detached house
- Close to all village amenities
- Services are nearby

Perfect opportunity to buy a plot of land in a fantastic location. Rarely available, this sizeable plot extends to approx. 0.53 acres and is in an enviable village setting, close to local amenities. There is outline planning permission for the erection of a detached 4-5 bedroom dwelling house and garage. The site is level and mostly grass and bounded by a fence with each plot being pegged out. There is approved access into the site from Raven Croft there is also pedestrian access from the B1969. Services are believed to be nearby.

### Directions

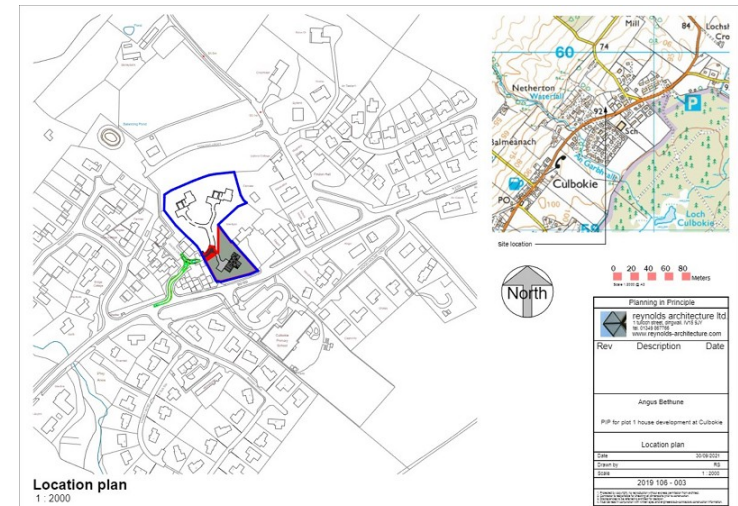
Travel North from Inverness on the A9 towards the Cromarty Bridge, take the right turnoff to Culbokie, travel approximately 1.5 miles on this road till you reach the village of Culbokie. Follow the sign for Culbokie Primary school. The plots are located directly across from the primary school.

### Planning Reference

Highland Council 21/05576/PIP  
 Planning permission in principle for the erection of a 1 ? storey 4-5 bedroom property was granted on 6 December 2022. Full details can be found on the Highland Council website. Any amendments to the planning permission will be the responsibility of the purchaser.

### Viewing

Viewings are unaccompanied, so potential purchasers can look around at any time. For any other enquiries, please contact Louise on 07796673594 or 01463 233218



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

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