

# Plot SE of Park House

Gollanfield, Inverness, IV2 7QP

**Offers Over £90,000**





- Plot of land at Gollanfield
- Site extends to approximately 0.26 of an acre
- Planning permission for a 4 bed detached house
- Foundations already laid
- Services are adjacent to the Plot

Perfect opportunity to buy a plot of land in a fantastic location. Rarely available, this sizeable plot extends to approx. 0.26 acres and is in an enviable semi-rural setting, close to local amenities. There is planning permission and building warrant for the construction of a detached 4 bedroom dwelling house of which the foundations have been laid allowing the planning permission to be validated with no expiry date. The site is level and mostly grass and bounded by a fence. Additional land may be available through separate negotiation. Services are available adjacent to the plot which has been confirmed by SSE and Scottish Water,

Location: The plot is set in a quiet, semi-rural location, close to popular seaside town of Nairn and in close proximity to the A96 allowing easy commuting to Inverness and Elgin. Nairn's town centre, golden beaches and the Moray Firth are only a short distance away. Nairn has excellent local amenities along with championship golf courses, primary and secondary schooling, swimming pool, and most High Street facilities. Nairn also has fantastic bus and rail links, both providing regular services to Aberdeen and Inverness. The capital of the Highlands, Inverness, is only 14 miles distant and provides an excellent range of shopping, leisure and entertainment facilities. Inverness's Dalcross airport is only 6 miles away and provides flights to the U.K, Europe and the rest of the world.

### Directions

From Inverness take the A96 towards Nairn. Turn right before Easter Glackton Farm. Follow the road and take the right at Bemuchlye sign. The Plot is after the second house on the right.  
 What Three Word direction: /// erupt.asset.exist

### Planning Reference

Highland Council 20/01024/FUL  
 Planning permission in principle for the erection of a 1 and a 1/2 storey 4 bedroom property was granted on 17 June 2020. Full details can be found on the Highland Council website. Any amendments to the planning permission will be the responsibility of the purchaser.

### Tenure

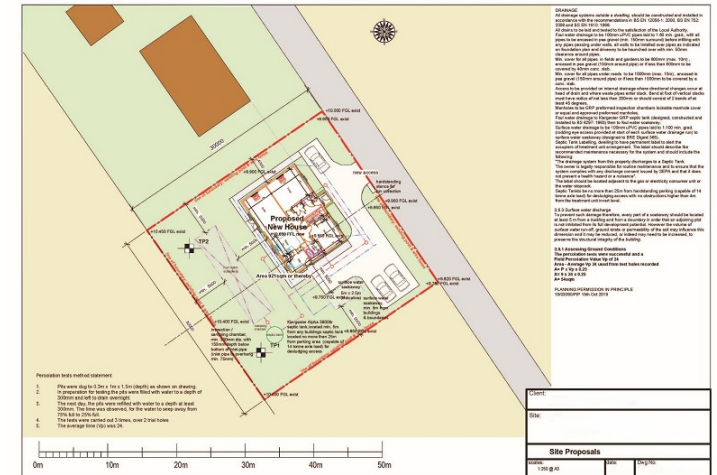
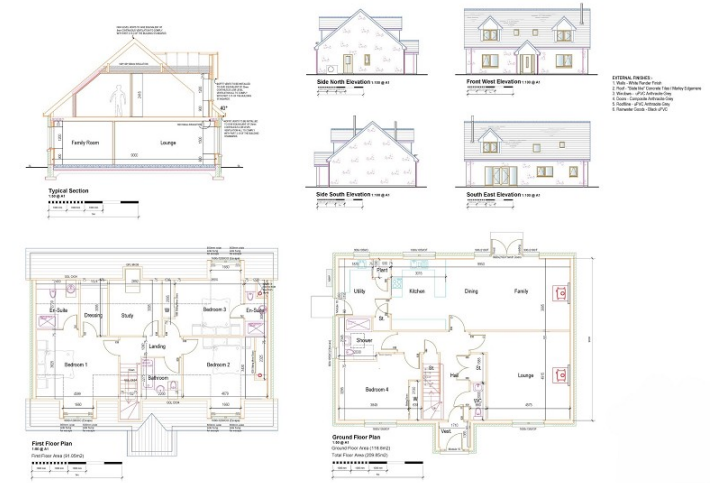
Freehold

### Entry

By mutual agreement.

### Viewing

Viewings are unaccompanied, so potential purchasers can look around at any time. For any other enquiries, please contact Louise on 07796 673594 or 01463 233218.



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