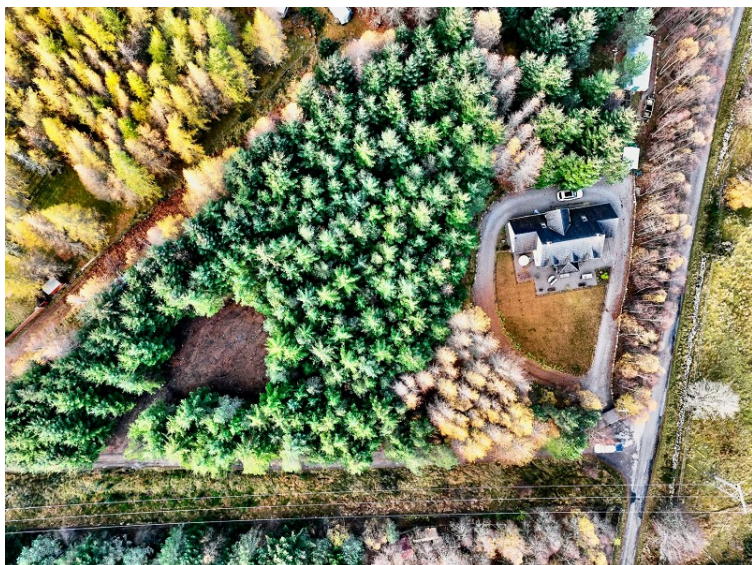


# Plot West of Fechlin House Moor of Knockchoilum

Whitebridge, IV2 6UR

Offers In Region Of £95,000





- Fantastic opportunity to purchase a generous plot of land
- Peaceful woodland setting within commuting distance of Inverness
- Site extends to approx. 0.98 acres
- Outline planning permission for a detached dwelling
- Mains electricity on site, water supply nearby via borehole
- Vehicular access in place

A superb opportunity to acquire a sizeable plot in the tranquil hamlet of Whitebridge, surrounded by mature trees and natural beauty. Extending to approximately 0.98 acres, the site includes a timber plantation with a cleared development area to the south. Outline planning permission has been granted for the construction of a detached dwelling. A water supply is available via a borehole on the neighboring property, with a shared service/maintenance agreement expected. Mains electricity runs through the site, although a formal connection will be required. Drainage will be via a treatment plant and soakaway, to be installed to the satisfaction of the planning authority and SEPA. Access is via a shared driveway, with vehicular access already in place. Boundaries are marked with post and wire stock fencing on two sides.

Location: Whitebridge offers a peaceful rural lifestyle with a hotel and bar facilities, while the village of Foyers, around 3 miles away, provides a general store, caf?, Post Office, and health centre. Fort Augustus, a popular tourist destination approximately 7.5 miles away, offers further amenities including a supermarket, bank, hotels, restaurants, and boutique shops. The surrounding area is famed for its scenic landscapes and outdoor activities, including hillwalking, fishing, and golf, with attractions such as Urquhart Castle, the Caledonian Canal, the Great Glen Way, and Loch Ness close by. Inverness, the Highland capital, is around 25 miles away and offers excellent shopping, leisure facilities, and transport links by road, rail, and air.

#### Planning Reference

Highland Council - 23/02567/PIP - Outline planning permission granted for the erection of a dwelling house. Notice of review reference - 23/00044/RBREF. Planning permission granted on appeal on 16 February 2024.

#### Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

