



Land West of Ceilear Whitebridge IV2 6UR

**OFFERS IN THE REGION OF
£140,000**

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Plot Description

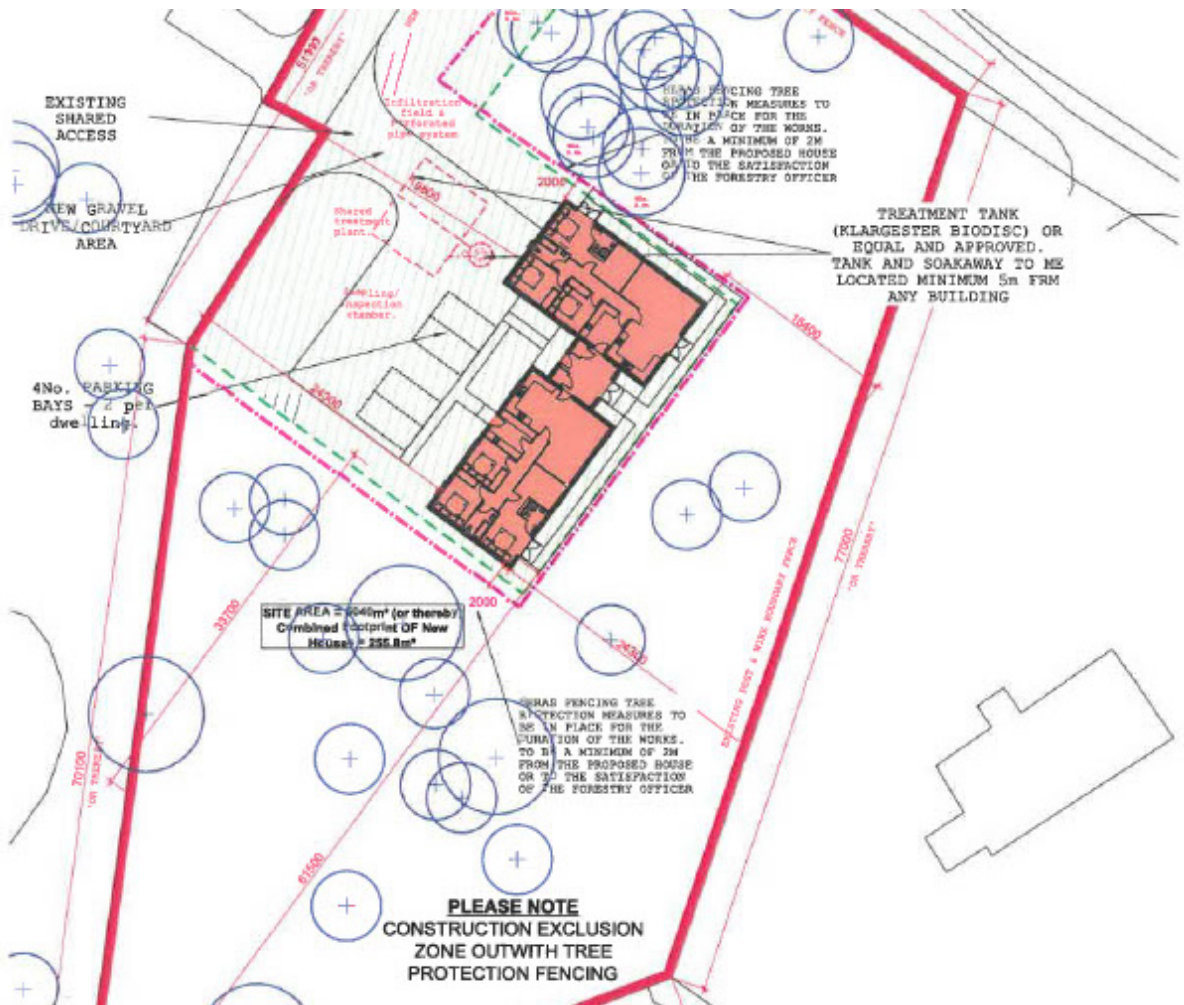
An unmissable opportunity to purchase a desirable building plot that is located in a semi-rural location in the peaceful village of Whitebridge. Extending to approximately 1.5 acres, this excellent plot has full planning in place for the erection of a 6 bedroomed dwelling, divided into two with adjoining sunroom, proposing a great family home once complete. The site is being sold partially serviced with electricity on site, with the option of installing a private borehole for water. Access to the site is via a shared track, and the boundaries are clearly formed by stock fencing. It enjoys a secluded, woodland location, with a number of Birch trees on site, and only by viewing can one appreciate the idyllic and private setting, whilst still having the benefit of being within easy reach of the village of Foyers and the city of Inverness.

1.2m measured for the first 5.0m from the edge of the public carriageway. The part of the access over the public roadway/verge shall be to the local planning authority specification and surfaced with luminous macadam or otherwise approved for the first 5m.

Path to accessible front door to be no steeper than 1 in 20. To prevent trip hazard ground either side of path to be level with paved surface for initial 50mm before being graded down.

Space permitted for three no. wheelie bins by utility. Provide handstanding area to rural access bay also for refuse collection. Handstanding to be sited on 3 sides with 1.2m high timber close boarded fence. To be transferred to bin collection area at junction with main road by applicant on relevant pick up days.

Wood fuel used for burning in wood burning stove to be stored in a damp free container which will maintain or improve a moisture content with a minimum storage area of 1m², sited at least 1.8m from any building and 1m from any boundary. All to comply with parts 3.23 & 3.24 of the building standards.



Location

The hamlet of Whitebridge offers a hotel, a holiday park, and primary schooling can be found in the village of Gorthleck some 4 miles distant. Additional facilities can be found in the village of Foyers, approximately 3 miles away, and include a general store, café, Post Office and health centre. The surrounding area is one of stunning natural beauty and attracts a large number of visitors, and the nearby rivers and lochs offer some of the best fishing in the Highlands. The city of Inverness is around 25 miles away and provides an extensive range of high street shopping, leisure and entertainment facilities and has excellent public transport links with good bus, rail and air connections.

Planning Reference

Details on the planning consent can be found on the ePlanning pages via the Highland Council website using reference number 21/04700/FUL

Services

The plot is being sold partially serviced with electricity on site.

Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure.

Directions

As you enter Whitebridge, pass the hotel and take the first left, down the single track road and travel for 0.6 miles. Murtle Cottage is located on the right, and the entrance to the plot is just after, on the right hand side.

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

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.



These particulars are believed to be correct but 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.