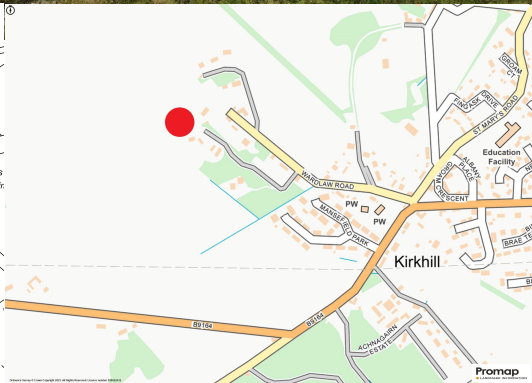
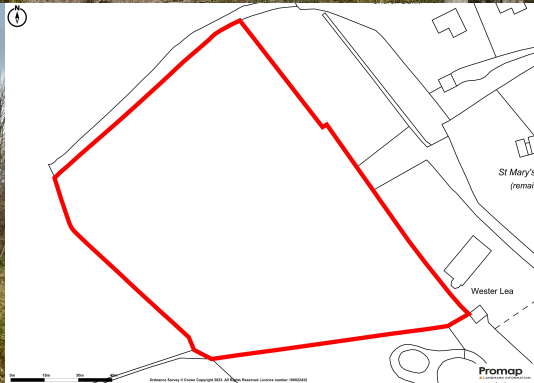




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# FOR SALE

## Land North of Hill House, Wardlaw Road, Kirkhill, IV5 7NB

- ✔ Development opportunity
- ✔ Views over Ben Wyvis and River Beauly
- ✔ Offers invited
- ✔ 3.69 Acres (1.49 Hectares)



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#### DESCRIPTION

The subjects comprise a large irregularly shaped parcel of land consisting of rough ground which is relatively level. The site is currently uncleared. Given the position of the site, it may be suitable for future development subject to the relevant local authority consents being obtained.

#### LOCATION

The subjects are situated in a desirable location in Kirkhill which benefits from open views over Ben Wyvis. Kirkhill is located 4 miles from Beauly where a range of shops, local facilities and further transport facilities including rail can be found. Inverness, the Highland Capital can be found 8 miles away where further amenities and facilities can be found.

Primary schooling is provided at nearby Kirkhill Primary School with Secondary Schooling being provided at Charleston Academy in Inverness which has a school bus service to the village.

#### SITE ACCESS

Access to the site is via a right of access. There are future provisions for access to be taken via Mansefield Park.

#### SITE AREA

The site The site has been measured using Promap digital mapping software and extends to approximately 3.69 acres (1.49 hectares).

#### SALE

Offers are invited for our client's interest in the subjects.

Preference will be given to clean offers without material conditions.

#### UTILITIES

The site is not currently serviced, however, we understand that services are available within close proximity.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

#### ENTRY

On completion of legal formalities.

#### CLOSING DATE

Our client reserves the right to set a closing date for offers on the property.

All interested parties should note interest in the first instance via solicitors, they will then be informed in due course of any closing date.

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#### VIEWING AND FURTHER INFORMATION

By appointment through the sole agent Allied Surveyors Scotland plc.

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