



## Land, Inchewan, Glenmoriston IV63 7YE

Extensive area of Land extending to approximately 18 acres with views towards Loch Ness

Superb potential as a Smallholding

Location ensures excellent Business Potential (subject to Local Authority consent) for a Retreat, Holiday pods, Hostel/Bunkhouse or Guest House

Perfect Setting close to The Great Glen Way

CLOSING DATE SET: ALL FORMAL OFFERS TO BE IN BY 12 NOON ON WEDNESDAY 31ST JANUARY 2024



Offers Over £200,000

## DESCRIPTION

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Unique opportunity to acquire a large parcel of land, extending to approximately 18 acres, appreciating views across to Loch Ness. Laid mainly to grass, scrub and planted with mature trees and bushes, the A82 runs along the lower end of the land with the Great Glen Way easily accessed from the top, The ground has no planning history, however has amazing potential for someone looking to build a family home and use as a small holding. Enjoying a high degree of privacy, the position would also be ideal for use as a retreat or other options within the hospitality industry such as bed and breakfast, pods or hostel, given the position so close to Loch Ness and the popular Highland walkway (subject to Local Authority consent). Viewing is highly recommended to appreciate the endless possibilities.

## LOCATION

Located in a highly popular tourist destination with attractions including Urquhart Castle, the Caledonian Canal and The Great Glen Way (one of Scotland's great trails stretching for 79 miles), within easy reach. There is a general store, hotel, café and post office, within walking distance, in the hamlet of Invermoriston which caters adequately for daily requirements whilst nearby villages of Drumnadrochit and Fort Augustus offer excellent facilities including supermarket, bank, chemist, bars and restaurants and a small selection of bespoke retail outlets. A hub for local wildlife, the area is home to golden eagles, osprey, kites, pine martens, deer and wild boar. Inverness, the main business and commercial centre in the Highlands is within easy commuting distance, some 28 miles distant, and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

## DIRECTIONS

Coming from Inverness take the A82 along Loch Ness side and continue through Drumnadrochit and onwards through Invermoriston. Follow the road as it veers round to the left (towards Fort Augustus and Fort William) and the gates accessing the land are set to the right hand side (after passing a white bungalow, also on the right).

## SERVICES

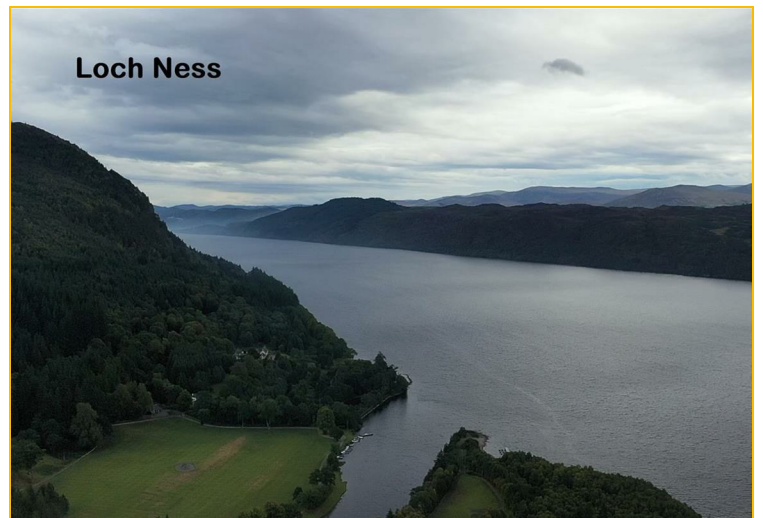
The land has a mains water connection and there are electricity poles on site (interested parties would need to make their own enquiries with regards to capacity)

## VIEWING

Viewing of the land is welcomed, however please be respectful and close the gates behind you upon leaving.

## HSPC REFERENCE

59917



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED  
Telephone: 01463 253 911 | Fax: 01463 711 083  
Ullapool Office: Village Hall, Ullapool  
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)  
[www.andersonshaw.com](http://www.andersonshaw.com) | [property@solicitorsinverness.com](mailto:property@solicitorsinverness.com)

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

