



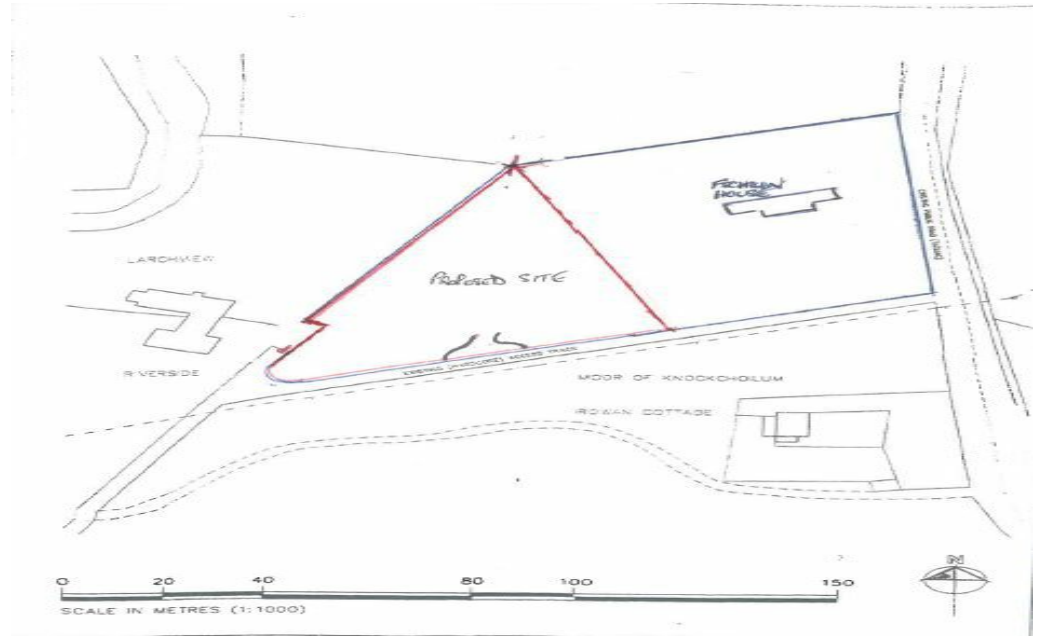
Plot West of Fechlin House, WHITEBRIDGE, IV2 6UR

Offers Over £120,000

REF: 60025









The purchase of this plot represents a unique opportunity to construct a dwelling house, in the hamlet of Whitebridge. Surrounded by trees yet is within easy commuting distance of Inverness City.

Extending to approximately 4,000m<sup>2</sup> or just under 1 acre, the plot comprises a timber plantation, with a cleared development site situated adjacent to the southern boundary. The plot has outline planning permission approved for the erection of a dwelling house on the site. Full details of the planning consent can be supplied.

There is an adequate water supply adjacent to the site, situated on the neighbouring property, by way of a borehole. It would be expected that the purchaser shall enter into a mutual service/maintenance agreement. Mains electricity actually runs on the site, although a connection to a supply would have to be put in place. Drainage will be by way Treatment Plant and Soak-away to be installed within the property, and that to the satisfaction of the planning authority and SEPA. Interested parties should make their own enquiries with the relevant authorities regarding the connections. A shared driveway leads to the plot, with vehicular access already been constructed to the site. The boundaries are defined by post and wire stock fencing on two sides.

The hamlet of Whitebridge offers a hotel with bar facilities, while additional facilities can be found at the nearby village of Foyers, approximately 3 miles away, including a general store, café, Post Office and health centre. Fort Augustus, a popular tourist destination, is approximately 7.5 miles away and offers a good range of facilities including supermarket, bank, hotels, restaurants and a selection of bespoke retail outlets. The surrounding area is one of stunning natural beauty and attracts a large number of visitors. Many outdoor pursuits are available nearby, including hill walking, fishing and golf. The location is also an ideal base from which to explore Urquhart Castle, the Caledonian Canal, the Great Glen Way and Loch Ness with the legendary Loch Ness Monster. The nearby rivers and lochs offer some of the best fishing in the Highlands.

Inverness, the main business and commercial centre in the Highlands, is approximately 25 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Services**

Shared private water supply from borehole; private drainage system.

**Access**

Shared private access road.

**Boundaries**

The boundaries are defined by post and wire stock fencing on two sides.

**Post Code**

IV2 6UR

**Entry**

By mutual agreement

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

KLA/EB/FAYE0001/0005

**Price**

Offers Over £120,000

**Directions**

Taking the Dores road from Inverness follow the signs to Whitebridge. Go through Whitebridge and continue past the Whitebridge hotel. After approx 400m turn left for Killen and Garrogie. Cross the bridge and after 100m you will see a Polytunnel and a White House with grey gates on the right-hand side. Turn right and continue up the shared track and the plot is on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.







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