



Plot and Land by Highfield, GORTHLECK, IV2 6UJ

Offers Over £190,000

REF: 60680





This generous plot and land is located in the scenic hamlet of Gorthleck, surrounded by tranquil unspoiled countryside and boasts stunning views towards Loch Mhor and the hills beyond, yet is within easy commuting distance of Inverness City and the Airport. The plot comes with full planning for the construction of a dwelling house and garage giving you the opportunity to create a home to your design, finishings and taste. Full detail of the planning Permission can be found on the Highland Council web site Ref 22/03231/MSC.

The land, which extends to approximately 6.1 acres represents an ideal opportunity for one to carry out small scale agricultural activities, equestrian pursuits or eco tourism all given the necessary planning consents.

In situ and included in the sale is a 2-bed static caravan (12x34ft). Fully anchored with a new Saltfire Scout 4kw Woodburner and kitchen equipped with a gas oven, hob, microwave, fridge and dish washer. The Caravan is almost ready for living in, requiring some dame proofing, alternatively would provide excellent storage during the self build. Drainage Surveys/Percolation tests have been carried out at the site and reports can be made available to interested parties. Water and electric are available adjacent to the site. Drainage is by way of septic tank, while a hardcore Vehicular access has been created to the site.

Facilities closest to the land can be found in Foyers, approximately six miles away, which include a general store which caters adequately for daily requirements, café, Post Office and doctors surgery. Fort Augustus is approximately 14 miles away and is a renowned tourist location offering a host of excellent facilities and outdoor pursuits. Primary education is available within the hamlet of Gorthleck while secondary education is available at Inverness Royal Academy to which pupils are transported daily.

Inverness, the main business and commercial centre of the Highlands is approximately 20 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Services

It is the responsibility of the purchaser to make their own investigation in this regard.

Access

An access has been created to the site and it will be the responsibility of the purchaser to complete the access as per the planning conditions.

Boundaries

The boundary is fenced off on site and it is the responsibility of the purchaser to satisfy themselves in this regard.

Post Code

IV2 6UJ

Entry

By mutual agreement

Viewing

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

Reference

EC/JD/TARA0001/1

Price

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Directions

Take the A9 South and pass Daviot. Take the next right signposted Fort Augustus and continue through Inverarnie, Farr and Croachy. Follow the road for approximately 15 miles until you reach a junction and turn left to Errogie. Continue through Errogie, and before you reach the primary school, Highfield will be on your right, with the plot accessed via the metal gate.

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



