



Plot at Muiryden Farm, FORTROSE, IV10 8SW

Offers Over £85,000

REF: 57221



This building plot is situated next to Muiryden Farm in the highly desirable Black Isle. The plot is surrounded by open countryside, predominantly farm land and offers the purchaser a unique opportunity to contract a generous family home while enjoying a tranquil countryside lifestyle yet is within easy commuting distance of city conveniences. Extending to approximately 0.226 acres, the plot comes with full planning permission for the erection of a dwellinghouse and garage. Full details of the planning consent can be found on the Highland Council website reference 16/02619/FUL. Water and electric are available on site and drainage is by way of septic tank. The planning consent is for the construction of a four-bedroom dwelling house with double garage. Drawings and floor plans can be made available to interested parties.

Facilities closest to the property can be found in the villages of Avoch and Fortrose which include general stores, Post Office, chemist, hotels, restaurants, doctor's surgery and small selection of retail outlets. The area also offers an excellent range of outdoor activities, all of which are available on your doorstep and include walking, sailing, fishing, challenging golf courses and some beautiful beaches. Education is provided at Avoch Primary School or the acclaimed Fortrose Academy with bus transportation provided for pupils.

Inverness, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Services

Mains water and electricity are available on site with drainage by way of septic tank.

Access

It is the responsibility of the purchaser to construct the access to the plot as per the planning conditions.

Boundaries

The boundaries are as per the attached plan and are predominantly pegged out on site. The purchaser should satisfy themselves in this regard.

Post Code

IV10 8SW

Entry

By mutual agreement

Viewing

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

Reference

AMM/JD/BARC0047/0001

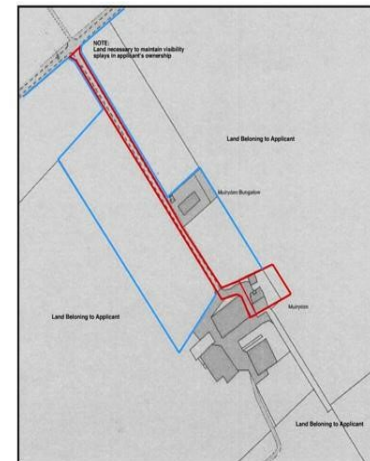
Price

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Directions

From Inverness, take the A9 North. Pass North Kessock and take the next right signposted Munlochy. Continue through the village of Munlochy and at the T-Junction, turn right and then immediate left. Continue along this road eventually turning right signposted Killen. Travel for approximately 3.5 miles until you reach the Macleod & MacCallum for sale board. Turn right and the plot is at the end of this lane on your left.

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



Location Plan



Site Plan

