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SOLICITORS & ESTATE AGENTS

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**Land 40m NE of The Larches, Lochussie
West of Maryburgh
IV7 8HJ**



This building plot extends to approximately 0.6 acres and is being sold as unserviced although services are believed to be nearby. The plot enjoys views to all directions and has planning permission in principal granted for the erection of a dwelling.

Price Fixed from £100,000

HSPC Reference: 58140

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com





PLOT

Extending to approximately 0.6 acres (area approximately hatched on the plan) this building plot has planning permission in principle granted ref: 18/02712/PIP for the erection of a dwelling. Viewing of the plot is recommended to fully appreciate its location and the views that can be enjoyed over neighbouring properties and surrounding countryside to Lochussie to the east, Ben Wyvis to the North and the Cairngorms in the South. The plot is being sold as unserviced although services are believed to be located nearby. Further information on the planning permission can be found by entering the planning permission reference on the eplanning pages of the Highland Council website.

LOCATION

The plot is located at Lochussie, to the West of Maryburgh, which is within commuting distance of the Highland Capital of Inverness. Local amenities include a general store, a pharmacy, a café, a public

house, a take-away restaurant and a railway station. Conon Bridge Primary School is available for younger children and secondary schooling can be found in Dingwall. Market shopping can be found in nearby Dingwall, or a more comprehensive range of facilities can be found in Inverness, including Eastgate Shopping Centre and a selection of cafés, bars, restaurants, High Street shops, a Post Office, pharmacies and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

PLANNING REFERENCE

18/02712/PIP

SERVICES

The plot is unserviced although services are believed to be nearby.

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.