



Plot at Brae of Kinkell
Conon Bridge
IV7 8HZ

OFFERS OVER £90,000

📍 The Property Shop, 47 Church Street,
Inverness

✉ property@munronoble.com

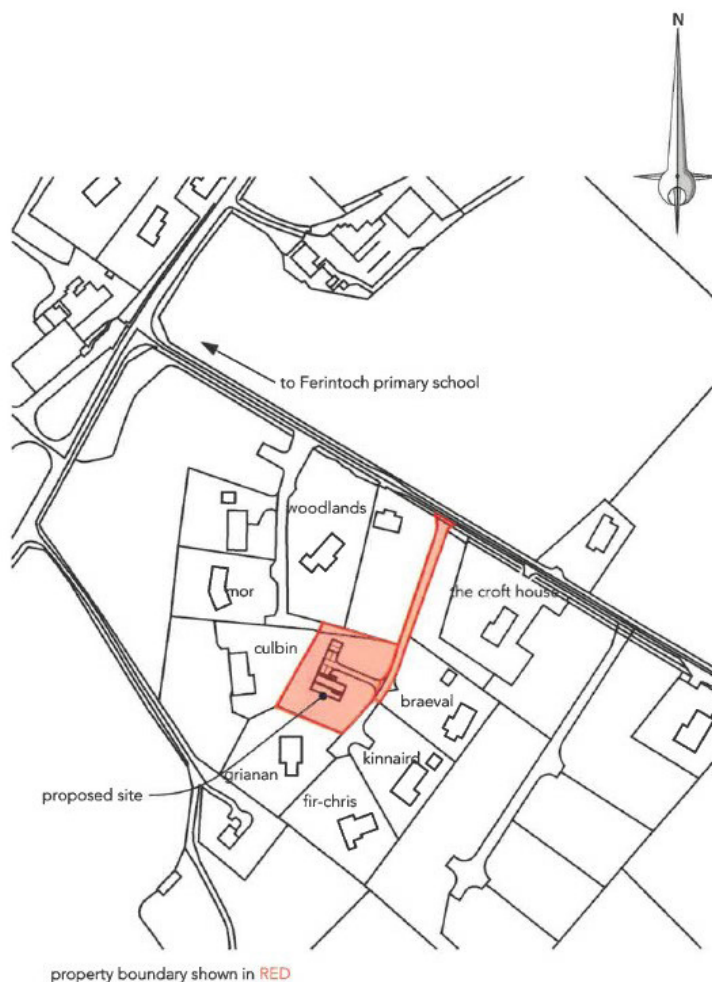
☎ 01463 22 55 33

🖨 01463 22 51 65

Description

This generously sized plot extends to approximately 0.50 acres and is situated in a semi-rural location at Brae of Kinkell. Set within an established cul-de-sac the plot has been granted planning permission in principle for the erection of one residential dwelling and is being sold as unserviced, although services are believed to be nearby.

Brae of Kinkell lies approximately 5 miles by road southeast of the town of Dingwall and is well placed for access to both the A835 and the A9. Ferintosh Primary School is within easy walking distance of the plot and the nearby village of Culbokie lies 3 miles to the east and boasts a general store with Post Office, a pub/restaurant and a further primary school.



Description contd.

The local amenities in Dingwall include secondary schooling, a Tesco supermarket, a selection of high street shops, a leisure centre, a library, a number of banks, two medical practices and Dingwall also boasts a train station. The City of Inverness is located southeast of Brae of Kinkell approximately 10 miles by road and has a more comprehensive range of amenities including the Eastgate Shopping Centre and the Eden Court Theatre.

Further details of the planning permission can be found by accessing the ePlanning pages on the Highland Council website and entering the reference number below.

Planning Reference

20/04224/PIP

Services

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

Viewing

There is no requirement to book an appointment to view the plot as potential purchaser are encouraged to view at their leisure.

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.

