

TOMATIN PLOT

TOMATIN, INVERNESS-SHIRE



Galbraith

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A building plot in an attractive rural setting

Inverness 15 miles. ■ Airport 22 miles.

- Planning in Principle granted.
- Views over wooded countryside.
- Within walking distance of the village centre.
- Easy access to the A9 and Inverness.
- Services to the edge of the site.

About 0.13 hectares (0.32 acres) in all TO BE CONFIRMED

Offers over £85,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Tomatin Building Plot is on the edge of Tomatin, a village lying to the south of Inverness. The site lies just off the public road and from its slight elevation has delightful views over wooded farmland to the moorland beyond.

Tomatin has a shop, café, primary school and village hall, while Inverness, about a twenty minute drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe. This prosperous and expanding city benefits from excellent communications and inward investment and yet, as it has grown, has lost none of its Highland cultural identity, seen in its strong sense of community and thriving arts scene.

The surrounding countryside is varied, from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities, from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

DESCRIPTION

Planning in Principle for a single dwelling was granted in November 2021 (Renewal application submitted to Highland Council in November 2024 awaiting a decision). Details of the planning permission can be found on the planning pages of the Highland Council website and using the reference: 21/04185/PIP.

https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

This westerly facing building plot is on a gently sloped area of ground on the outskirts of the village. Access to the site is off the main road and the site is being sold un-serviced although services are to the edge of the site.

TENURE

Freehold.

DIRECTIONS

From Inverness take the A9 south and turn right at the first exit reached for Tomatin. Pass the Tomatin Distillery and as the road sweeps to the right, just after the 30mph limit signs and before reaching the viaduct, the plot will be evident on the left hand side, adjacent to the property named 'Drovers House'.

Exact grid location - What3Words - <https://what3words.com/dusted.equity.winded>

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV13 7YN

SOLICITORS

Munro and Noble
26 Church Street
Inverness
IV1 1HX

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in July 2022.

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