

PLOT AT URQUHART FARM

ALCAIG, CONON BRIDGE



PLOT AT URQUHART FARM, ALCAIG, CONON BRIDGE.

A building plot with stunning sea and mountain views.

Inverness 20 miles. ■ Dingwall 5 miles.

- A building plot with planning permission in principle.
- Extending to approximately 0.25 acres.
- Being sold un-serviced but services are believed to be nearby.
- Views over the surrounding countryside, the Cromarty Firth and beyond.

About 0.01 hectares (0.25 acres) in all.

Offers Over £120,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

The plot at Urquhart Farm lies off the B9163 on the north shore of the Black Isle, conveniently located close to the A9. This peaceful setting boasts stunning views over the surrounding farmland, the Cromarty Firth and beyond. The village of Conon Bridge, approximately 3 miles distant, has a Co-op, a primary school, a pharmacy, a takeaway restaurant and a railway station. The market town of Dingwall has a wider range of shops and amenities including an excellent secondary school. Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife which, together, all enhance the natural beauty of the area.

DESCRIPTION

This building plot extends to approximately 0.25 acres and is being sold un-serviced although services are believed to be nearby. Planning permission in principle was granted in September 2021 for the erection of a single dwelling and further details can be found on the eplanning pages of the Highland Council website using the planning reference 20/02674/PIP

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

DIRECTIONS

From Inverness take the A9 north to the Tore roundabout and take the third exit continuing on the A9. On approaching the Cromarty Bridge take a left turn signposted for Conon Bridge B9163 and follow this road for approximately 1.5 miles. The plot will be evident on the left hand side between two existing dwellings, The Seahorse and Craigavon.

Exact grid location – What3Words - <https://what3words.com/panoramic.showdown.bridge>

VIEWING

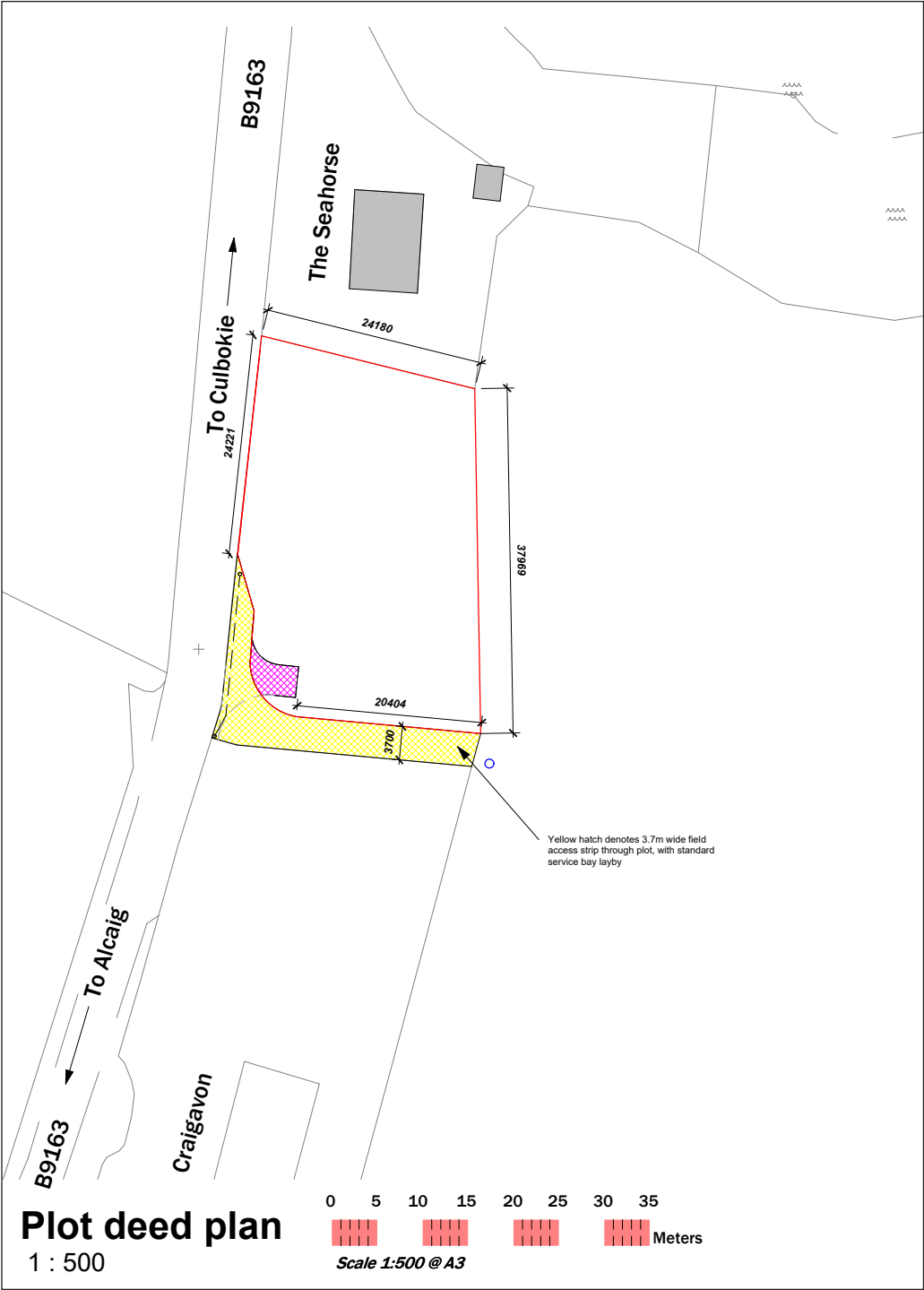
Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV7 8HU

SOLICITORS

Macandrew & Jenkins
5 Drummond Street
Inverness
IV1 1QF



2017 ANTI MONEY LAUNDERING REGULATIONS

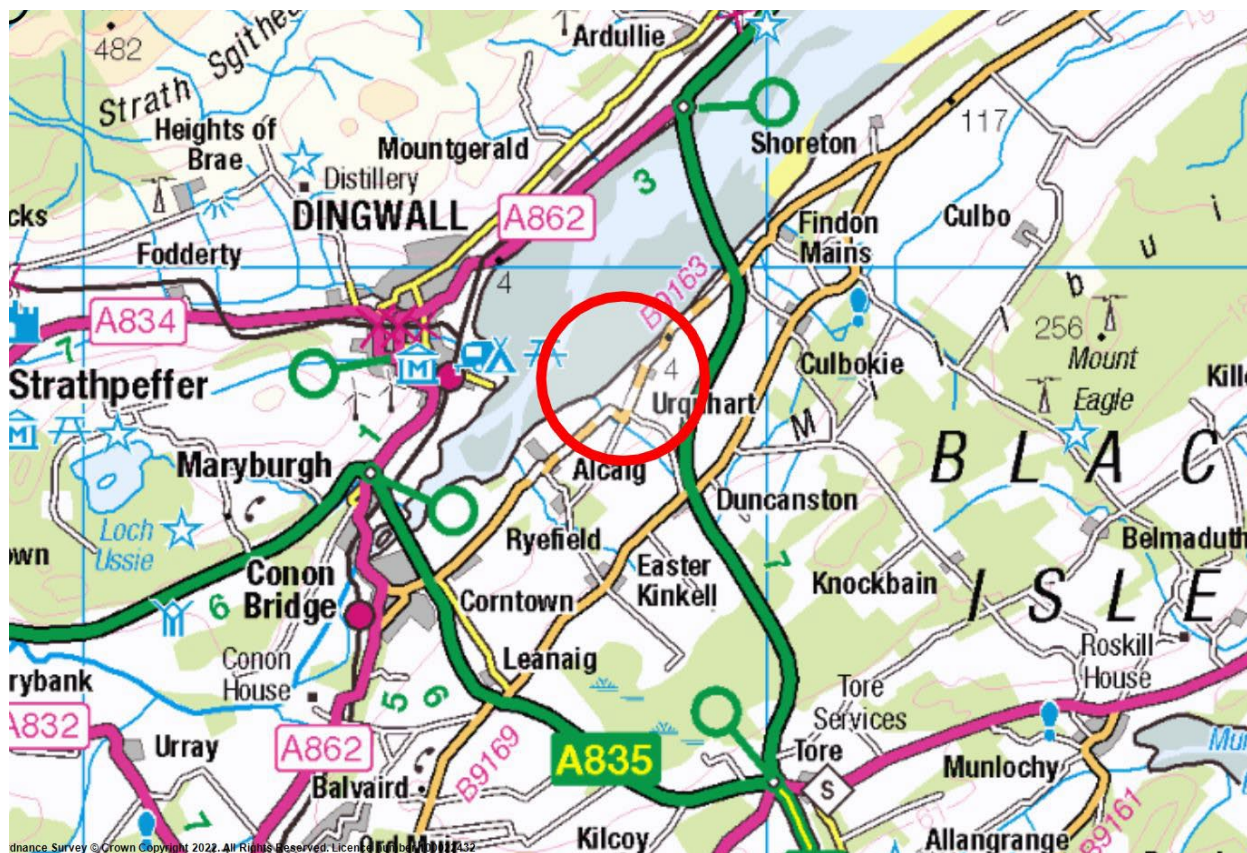
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg 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 2022 (insert if applicable ie photos taken a period of time prior to launch)





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