

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Galbraith

Site with planning consent for 5 new houses and conversion of traditional steading to 4 houses

- Attractive outlook over the surrounding countryside.
- High amenity site in popular location
- Services adjacent or on site
- Approximately 2.18 acres

BRUIACH FARM STEADING

KILTARLITY, INVERNESS

INVERNESS-SHIRE, IV4 7HG



LOCATION

The subjects are located to the south west of the village of Kiltarlity, Inverness-shire, enjoying views across the picturesque countryside yet being conveniently located approximately 12 miles west of Inverness and 4.5 miles south of Beauly. There are local services in Kiltarlity including a village shop and post office. Beauly provides a wider range of services including a Co-Op supermarket, independent retailers, cafes, restaurants and medical services. Beauly also provides primary schooling. Inverness provides all the services expected of a major centre including national retailers, professional services, Eden Court Theatre, a mainline railway station and airport with daily national and international flights.

This part of Inverness-shire provides a range of outdoor pursuits, including mountain biking, hill walking, fishing, and shooting. There are a number forest trails and challenging Munros in the area. The Great Glen Way and Loch Ness lie a short distance to the south east with the latter offering a range of water sports.

DESCRIPTION

The subjects comprise a generally flat site with open views over the surrounding countryside. The site extends to approximately 2.18 acres with the northern part of the site made up of a cleared area mainly laid to hard standing. The southern part of the site comprises a former traditional steading made up of 3 separate buildings. The site is accessed via public road immediately to the west and is bounded to the east by the Bruiach Burn.

PLANNING

The site benefits from detailed planning consent for the erection of 5 dwellings and conversion of the steading to form 4 dwellings, granted by Highland Council 20th January 2017. Ref: 12/00603/MSC.

Works to the access to the site have been completed. Accordingly, the planning consent has been enabled and now live in perpetuity.

Copies of the planning consent, associated plans and reports are available in the technical information pack.

SERVICES

Mains connections of water and electricity are available to the edge of the site. Drainage is by means of a private system.

TECHNICAL INFORMATION PACK

Details relating to the planning consent, plans and elevations, site servicing plans, drainage statement and environmental reports, which is available on request from the selling agents.

PRICE

Our clients seek offers in the region of £475,000 for their freehold interest in the property. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

VIEWING AND FURTHER INFORMATION

Viewing is by appointment only.

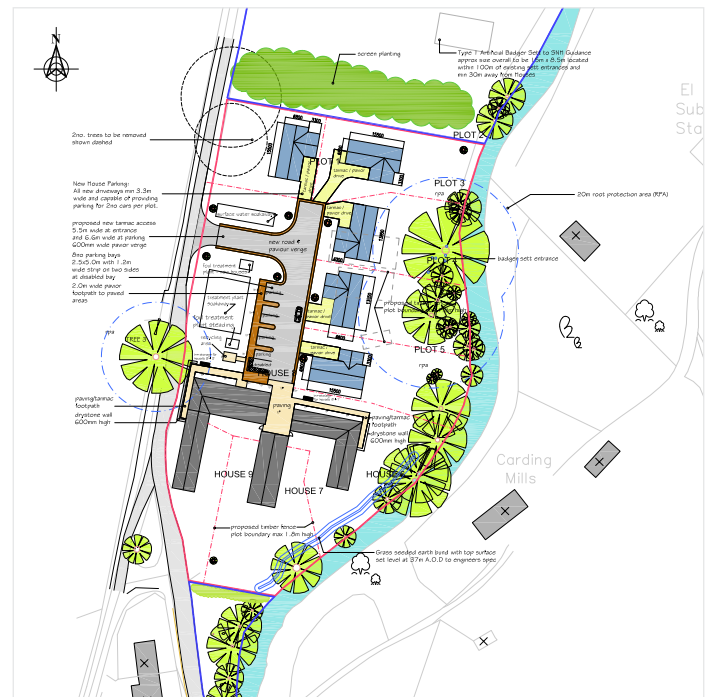
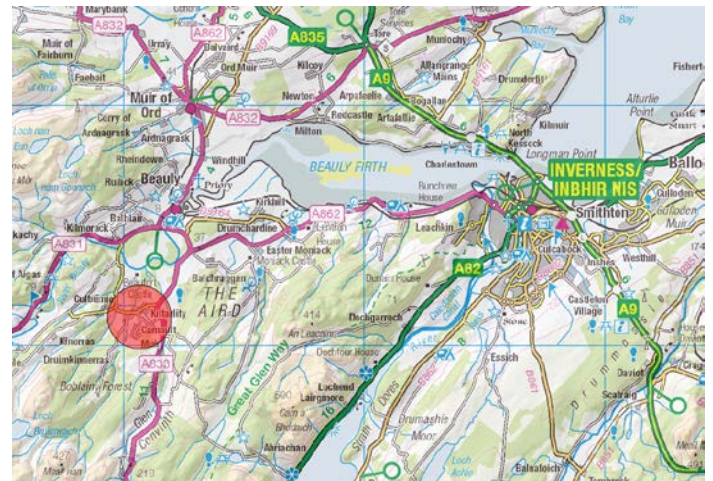
All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN. Telephone enquiries should be made to Harry Stott on 01786 434 600 or by email to harry.stott@galbraithgroup.com

DIRECTIONS

From Inverness take the A862 towards Beauly for approximately 10 miles and turn left onto the A833 signposted Kiltarlity, after about 2.5 miles turn right into Kiltarlity, continue through the village and turn left signposted Clunevackie, the site is located on the left after a short distance.

Ref: 8163-1

April 2017.



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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