

PLOT ADJACENT TO TOMFAT WOOD

BY INVERNESS



Galbraith

PLOT ADJACENT TO TOMFAT WOOD BY INVERNESS

A substantial area of woodland incorporating a building plot with full planning permission.

Inverness 3 miles ■ Inverness Airport 14 miles

- An area of mature coniferous woodland incorporating a building plot.
- Full planning permission granted for the erection of a single dwelling.
- Plot extending to approximately 0.25 hectares.
- Being sold as unserviced.
- Within close proximity of the City of Inverness.

About 3.55 hectares (8.77 acres) in all

Offers Over £175,000

Galbraith

Inverness
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 **OnTheMarket**





SITUATION

This building plot is located in an area of mature woodland that lies close to Tomfat Wood off the B861 to the south of Inverness. The plot is in a unique setting with a sense of remoteness and total seclusion and yet is just minutes from the city centre. Inverness has all the facilities of a modern city including its main line railway station, airport with regular flights to the south and Europe, and excellent digital communications. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. Immediately outwith the city lies the beautiful and unspoilt Highland countryside with its rivers and lochs, varied coastline and dramatic hills and mountains, along with a number of quality golf courses, all providing many opportunities for rural sport and recreation.

DESCRIPTION

This sale presents to opportunity to acquire an area of mature coniferous woodland extending to approximately 3.55 hectares (8.77 acres) that incorporates a building plot. The building plot extends to approximately 0.25 hectares (0.6 acres) and has full planning permission granted in 2013 for the erection of a four bedroomed detached dwelling and the siting of a residential caravan during the build process. The planning permission lies in perpetuity as the site has been cleared and excavated and a notification of initiation of development submitted to the Highland Council Planning Department in 2016. The plot is unserviced and the responsibility to service the plot will be left to the purchaser. Further details regarding the planning permission can be found on the eplanning pages of the Highland Council website using the planning reference 13/01321/FUL

DIRECTIONS

Exact grid location for the plot - What3Words - <https://what3words.com/irrigated.piper.ambushed>

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

IV2 6XG

SOLICITORS

MacLeod & MacCallum Solicitors
28 Queensgate
Inverness
IV1 1DJ

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:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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.



FIRST FLOOR



GROUND FLOOR

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 April 2023.



13 000 200





Hut Circles

243m

Settlement

Tomfat Plantation

Cairn
remains of)

Chambered Cairn
(remains of)





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE