

**HOUSE PLOT
INCHDREAN. TARVIE
BY GARVE, IV14 9EJ**

**SOLICITORS AND
ESTATE AGENTS**

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Excellent opportunity to purchase a house plot with outline planning permission for one dwelling house. With pleasant views over the surrounding countryside this plot is well situated for a rural lifestyle yet with the added benefits of amenities only a short car journey away.

The plot (approx 0.172 hectare / 0.4 acre) is located 100m North of Inchdrean at Tarvie, on high ground overlooking Loch an Eich Bhain, with beautiful views over the surrounding landscape and to the Strathconon hills beyond.

Offers Over £75,000 are invited.

VIEWING:

Site access at any time although care advised. Further information can be obtained from the selling agents on 01463 225000.

HSPC Ref: 26949

The site extends to approximately 0.172 of a hectare (0.4 of an acre), with outline planning permission (07/00703/OUTRC) for the construction of a single or one and a half storey house of traditional design. A copy of the planning consent is available to prospective purchasers from the Selling Agents. The removal of the existing mobile style home from the site is a condition of the planning permission granted. The elevation of the plot would lend itself to a house style with an upper lounge to take full advantage of the vistas.

SERVICES

The mobile home located on site is currently served by a septic tank and soakaway system. The septic tank was installed in 1993 and is a 'Titan' 800 gallon capacity model. The septic tank and soakaway system is located outwith the grounds of the plot, but a servitude right exists.

Electricity is located in close proximity to the rear of the site with connection to be the responsibility of the purchaser.

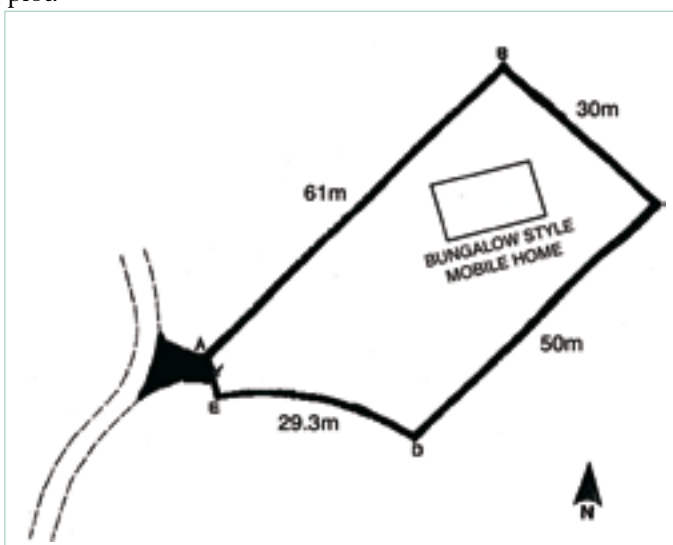
Water will be from a private supply however the purchaser will be responsible for the connection to that supply situated outwith the plot in terms of existing rights contained in the sellers title, at the purchaser's expense. The plot may provide its own borehole sourced supply, however the purchasers should satisfy themselves on this matter. A glass fibre water storage tank is included in the sale.

ACCESS

Access to the site is available at any time although caution is advised due to the gradient of parts of the site. No persons may enter the mobile home on site.

BOUNDARIES

The current fencing surrounding the bungalow style mobile home only encloses part of the plot. Markers are pitched at various points on site to show the extent and purchasers should make note of the plan below for the full extent of the plot.



DIRECTIONS

Travelling north from Inverness on the A9 and then on the A835 through Contin and towards Garve you will pass Rogie Falls on the right hand side. Approximately 1 mile further on you will pass a Café on the left and beyond that a left hand junction which you should take. Travel along this road for approximately 500m until you reach a left junction which again you should take. Travelling for a further 300m you will reach a small track to the left hand side marked by our For Sale sign. The site lies to the left of the access track and will be bound by marker tape where possible.

GENERAL

The neighbouring countryside has a considerable amount to offer the outdoor enthusiast including hill walking, bird watching and fishing with 3 lochs nearby under the management of Tarvie Trout Fishery which is only a short walk away. Local amenities including a post office and primary school can be found in Garve under 4 miles away. Shops and primary school are located in Strathpeffer less than 7 miles away and a further range of amenities including secondary schooling, supermarkets and swimming pool can be found in Dingwall only a short distance further on.

NOTES

It would be the purchaser's responsibility to connect the services required to the site and interested parties should make their own enquiries to the relevant authorities concerning connections and costs.

The title deed in favour of the purchaser will include a non-exclusive right of access over the private access track leading from the public road under an obligation to contribute to the maintenance repair and renewal of that track along with all other users on a user basis

VIEWING:

Site access at any time although care advised

PRICE:

Offers Over £75,000 are invited.

POST CODE:

IV14 9EJ



NOTES:

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.