

# MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



## **HOUSE PLOT, KNOCKFIN, TOMICH By CANNICH, INVERNESS-SHIRE IV4 7LY**

Building plot in outstanding rural location, extending to approximately 0.286 hectares, with the benefit of Outline Planning Consent.

**Offers Over £80,000 are invited**

9 ARDROSS STREET, INVERNESS, IV3 5NP T: 01463 225000 F: 01463 225080  
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Ref: 43171



The site extends to approximately 0.286 hectares, with Outline Planning Consent for the construction of a dwellinghouse. A copy of the Planning Permission with conditions is available from the selling agent. The plot is located adjacent to the public road, immediately after crossing the Knockfin Bridge, after passing through the village of Tomich.

### SERVICES

Connections to water and electricity are located close by and drainage will be to a private septic tank to be located within the plot. Purchasers shall require to satisfy themselves regarding the connections to services, but further details are available from the sellers.



### ACCESS

Access from the public road to the plot will be by way a right of access over a new access road to be shared with the sellers, on the area shown coloured green on the plan. The cost of forming the access will be borne by the purchaser of the plot and future maintenance will be on a user basis.

### BOUNDARIES

The plot is currently not bounded and the purchasers shall be required to erect boundary fences.

### DIRECTIONS

From Inverness, take the A862 towards Beaulieu and take the turning onto the A831 signposted to Cannich. In the village of Cannich, turn left towards Tomich. Follow this road through Tomich village and cross over Knockfin Bridge. The road takes a sharp turn to the left and the plot is located immediately on the right.

### VIEWING:

Site access at any time although care should be taken in parking. Enquiries to the selling agents, or to the sellers on 01456 415450 or 07786190912.

### PRICE:

Offers Over £80,000 are invited.

### POST CODE:

IV4 7LY (this is the code for nearby properties)

### 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.

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