

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Development Land at Inchmore, By Kirkhill, IV5 7PX

- Gross Site Area: 3.19 Ha / 7.88 Acres or thereby.
- Guide Price: Offers Over £350,000.
- Planning in Principle Granted for the Erection for up to 16 Residential Units, Drainage, Access.
- Planning Reference: 22/01289/PIP.



LOCATION

The land is located on the south side of the A826 on the western outskirts of Inchmore. Inchmore is a semi-rural location which lies approximately 6 miles west of Inverness. Immediate surrounding areas are largely agricultural in nature with commercial licensed premises the 'old North Inn' adjacent. There are further facilities and amenities available nearby in the village of Kirkhill, Inverness and Inverness city centre lying within easy commuting distance.

DESCRIPTION

The land is currently laid with grass and has previously been used for grazing purposes. The land is slightly sloping in nature towards the A862.

The gross site area extends to approximately 3.19 hectares / 7.88 acres or thereby.



There is a 60 metre no build zone for pylons on site. Further information available on application to the marketing agent.

SERVICES

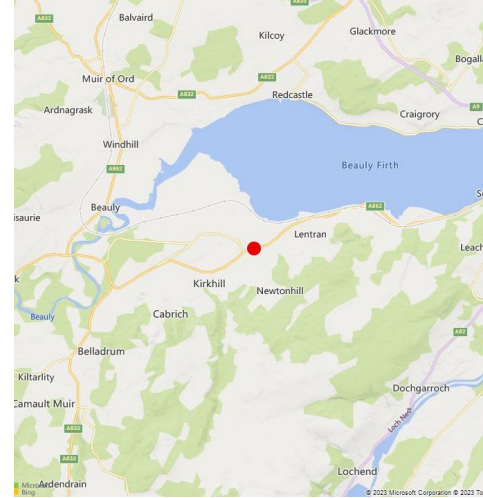
We understand mains water and electricity are available nearby. Prospective purchasers are advised to make their own enquiries with regards to the services for the site.

PLANNING

In April 2022 the site gained planning consent in principle for the erection for up to 16 residential units, drainage and access.

All supporting information, including site layout plans and assessments, are available on application to the marketing agent.

Planning Reference 22/01289/PIP



TITLE

Available on application to seriously interested parties.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

VAT applicable to all aspects in relation to this transaction.

GUIDE PRICE

£350,000

To arrange a viewing please contact:



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