

Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



LOCATION

PLOT AT ABRIACHAN, INVERNESS-SHIRE, IV3 8LB

DESCRIPTION

An excellent opportunity to purchase a building plot with fantastic views. The plot extends to approximately 0.75 acres (0.304 hectares) with planning permission in principle for the erection of a dwellinghouse not exceeding 1 1/2 storeys in height.

PRICE

Offers around £75,000

HSPC REF NO

50863

VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF
Tel: (01463) 723500 • Fax: (01463) 230743
Email: email@macandrewjenkins.co.uk

LOCATION

Abriachan is a rural hamlet set on the hillside above Loch Ness and accessed from the A82 approximately 9 miles from Inverness. The area surrounding the site is an outdoor enthusiasts dream with a number of leisure pursuits in close proximity which include fishing, hill walking, cycling and horse riding. The Abriachan Forest Trust, a social enterprise, looks after the 534 hectares of forest and open hill ground and have successfully created paths and mountain bike trails, as well as organising educational initiatives. Community activities are centred around the village hall and there is also a Post Office. Primary school children attend Dochgarroch Primary School and secondary pupils attend Charleston Academy in Inverness. School buses stop at the end of the road.

Inverness is the main commercial centre for the Highlands offering extensive shopping, entertainment and leisure activities. There are excellent road and rail links from Inverness and Inverness Airport lies some 7 miles to the east of Inverness with scheduled flights to a number of cities in the UK and a small number of chartered flights to European destinations.



DIRECTIONS

Take the A82 from Inverness to Drumadrochit for approximately 9 miles until you reach the sign for Abriachan, easily identified by a large turning circle. Continue up this road for approximately 1.3 miles and where the hill levels out you turn right just before a wheelie bin store. Pass the first house on the left and the plot is accessed via the next gate on the left.

ACCESS

The plot lies adjacent to the access road.

SERVICES

Although not connected, services are on site. No provision has been made for a septic tank.

ENTRY

By mutual agreement.

VIEWING

Accompanied viewings only by telephone the selling agents on 01463 723500 or the owner on 07584181144

REFERENCE

JLW/SAB

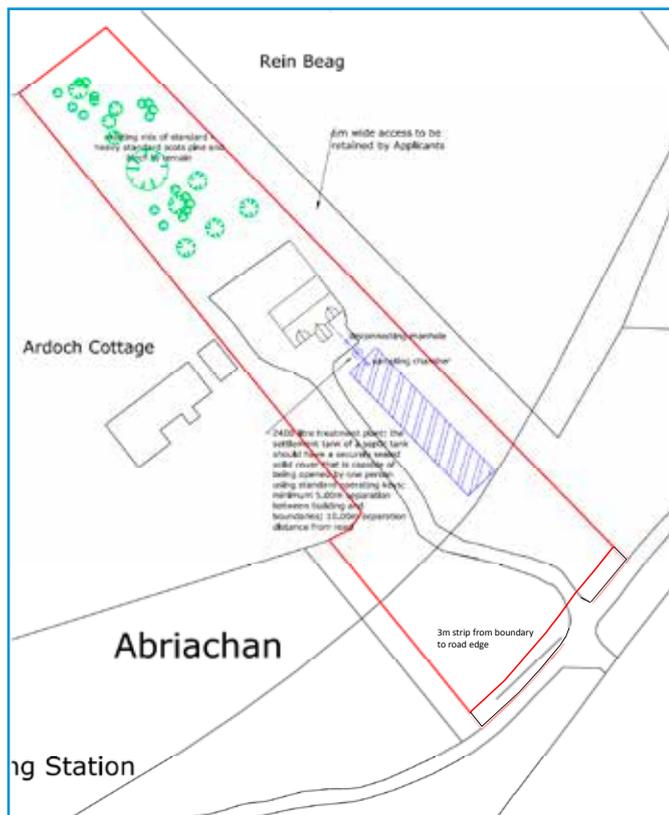
PRICE

Offers around £75,000

OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S., 5 Drummond Street, Inverness for the attention of Mr Jonathan Wotherspoon. A closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

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.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.