



BUILDING PLOT, AIRD VIEW, KIRKHILL IV5 7PD

Detailed Planning Permission for a 4 bedroomed house

Corner site

Serviced plot with electricity, water and mains drainage on site

Within a residential development

On the outskirts of Kirkhill within easy commuting distance of Inverness

Price: Offers around £75,000

Viewing: By attending at the site or for more information contact the selling agents on 01463 226232.



55574

Design of house for which planning has been granted



BUILDING SITE

This corner building site extending to approximately 450 square metres is situated in Aird View (to the east of Birchbrae Drive), Kirkhill within a residential estate on the outskirts of the village of Kirkhill. Part of the estate at Birchbrae Drive is well established and the building site is within the eastern area of the development which is currently being extended. With detailed Planning Permission in place and services on site, the sale, subject to obtaining Building Warrant, provides a shovel ready project for those wishing to build their own architecturally designed property.

PLANNING PERMISSION

The site has full Planning Permission for the erection of a four bedroom one and a half storey detached house with integral garage. The decision notice, with conditions pertaining thereto and all documents can be viewed on The Highland Council website searching under reference 18/00387/FUL. Further information can be obtained from the selling agents.

SERVICES

The site will be served by a public road which will be completed to adoptive standards under a Road Bond by the developer constructing houses adjacent to the site. Mains electricity, water and drainage are on site but prospective purchasers should check the cost of connection.

BOUNDARIES

The boundaries of the site are well delineated by the inner edge of the pavement and boundary walls and fences.

LOCATION

The site is situated on the outskirts of Kirkhill which is broadly equidistant between Beauly and Inverness. Kirkhill has a shop. Beauly has a good range of services such as hotels, shops, doctors' surgery and primary school. Kirkhill is within easy commuting distance of Inverness, the capital of the highlands.

DIRECTIONS

From Inverness take the A862 road in the direction of Beauly. At Inchmore turn right where it is signposted for Kirkhill. Travel along that road and turn left into Birchbrae Drive and Aird View is on your left.



If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date.

All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error.

Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.

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