



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT,
CRAIGTON, NORTH KESSOCK, IV1 3YG**



DESCRIPTION

Building plot of 0.133 hectares (0.33acres) for sale in the popular hamlet of Craigton, which lies at the eastern end of the village of North Kessock. The site is in a partly elevated position and has commanding views over towards the Moray Firth and the Kessock Bridge towards Inverness and the southern hills on the outskirts of the city. The site nestles between two houses of modern construction. Utilities services of public water is already on site. The mains sewer is very close by as is an electricity supply.

LOCATION

Situated only 5 miles from Inverness, the building plot is ideally suited for someone seeking a haven from city centre living. Nearby is the village of North Kessock where there is nursery and primary schooling. Also nearby in the village are a local village shop, tearoom and hotel, dentist and public jetty. Within very easy walking distance are a number of local walk routes and footpaths and there is easy access to the Moray Firth nearby. The city of Inverness is within 5 miles' drive.

SERVICES

A mains water connection is on site. The seller will facilitate a mains electricity connection. A BT connection will be available nearby and the public sewer runs through a corner of the site. The Seller will reserve a right of access through the east most side of the site (shown in brown on the plan) for access to the field immediately to the south of the site. The shed at the east side of the site requires to be removed by the purchaser as part of the existing planning consent in principle. There is a short section of private shared road

leading to the site, the surface of which is already finished in tarmac.

PLANNING CONSENT

Planning Consent in principle for the development of one single storey or 1.5 storey house has been issued by Highland Council on 2 August 2018, reference number 18/00992/pip. has been issued number

POSTCODE

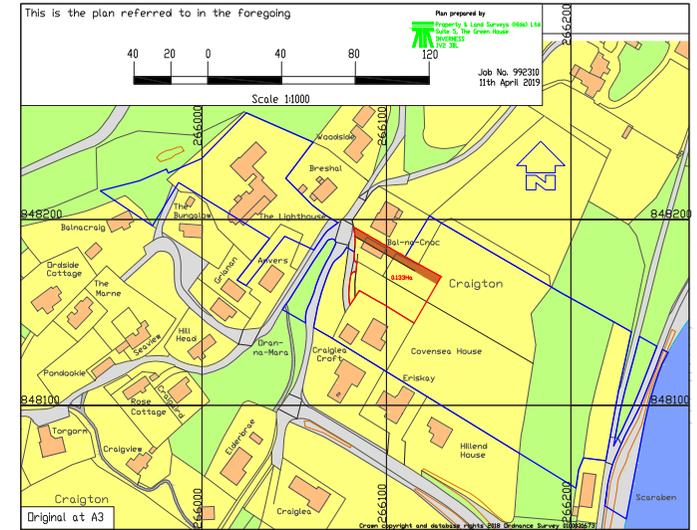
IV1 3YG

LOCAL AREA

Nearby Primary school, local shop, tearoom and hotel, dentist and public jetty. Inverness City Centre approximately 5 miles

DIRECTIONS

From the A9 heading north, after crossing the Kessock Bridge take the first major exit to North Kessock. At the roundabout take the first exit into Oakleigh Road and continue right through the village of North Kessock, along the water front, following the road as it passes a "dead end" sign and travels underneath the Kessock Bridge. Continue on the road as it sweeps uphill and left. Immediately just after the sign for Upper Craigton take the right hand turn at the



T junction, turning into a single track road. At the first bend as the road turns uphill and back to the left, turn right at the brow of the hill, heading downhill. Continue for a short distance and the shed is on the left, with the entrance to the site immediately after that.

VIEWING

By contacting the selling agents

ENTRY

Early entry is available.

NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property

REFERENCE

RMM

HSPC REF 56618