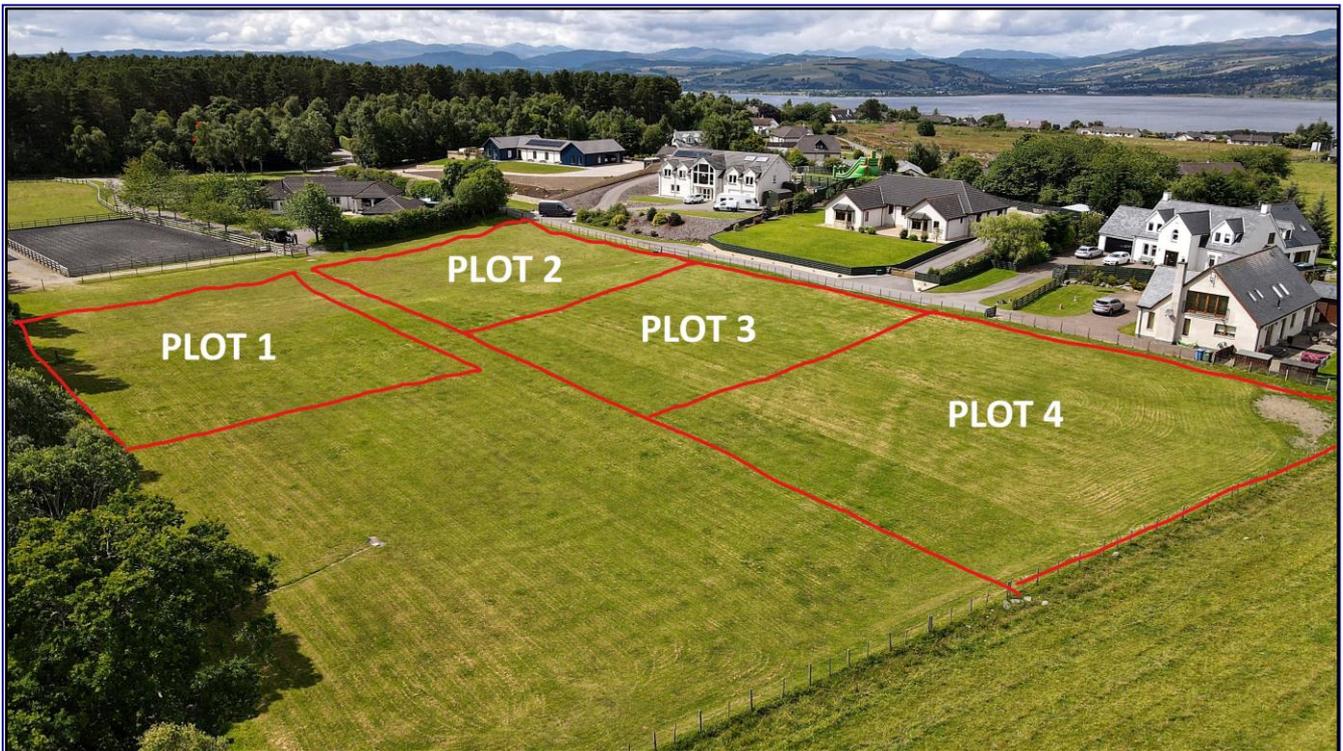


**Building Plots at Eight Acres
Culbokie, Ross-Shire
IV7 8LA**



This is an opportunity to purchase house building plot(s) located on the edge of the village of Culbokie on the popular Black Isle, north of Inverness.

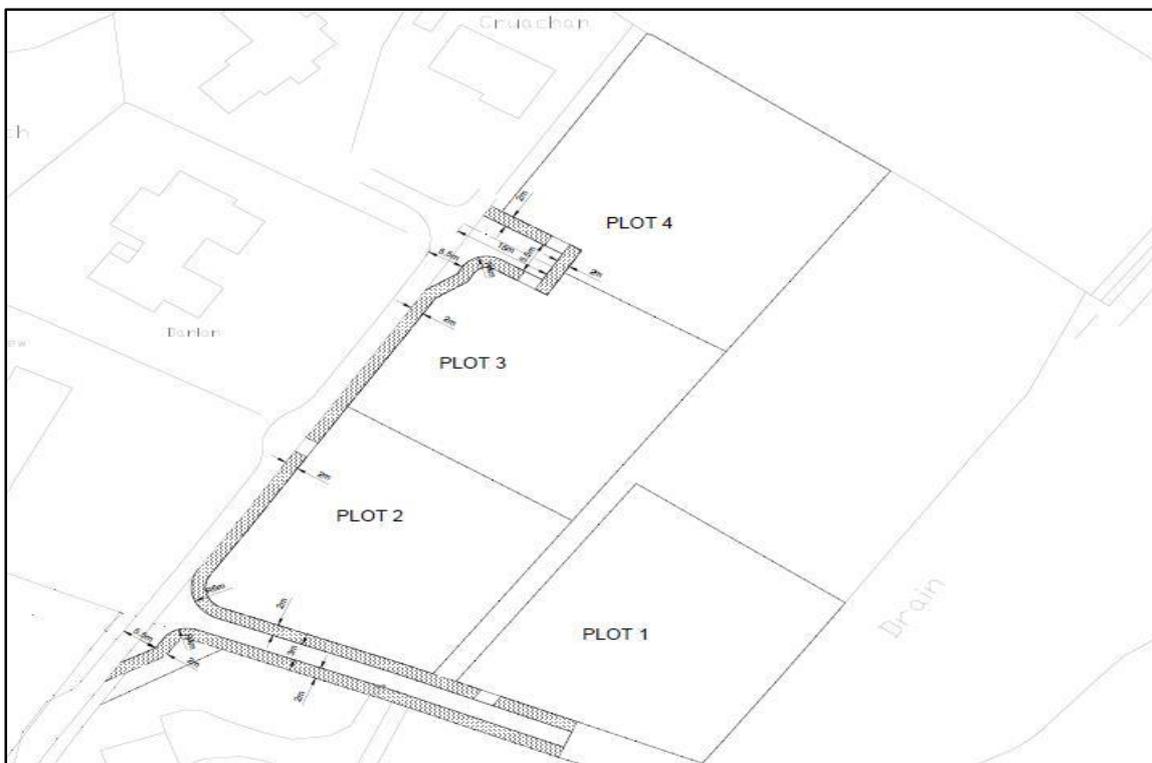
A total of four plots are available, Plots 1, 2 and 3 have been granted planning permission in principle where purchasers can design the house of their choice subject to planning approval. Plot 4 has detailed planning permission for a large five bedroom executive house design, which can be amended, again subject to planning approval.

The plots will be serviced with electricity, water, phone and sewage connections.

Price Fixed from £120,000

HSPC Reference: 58100

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com



LOCATION

The plots lie to the NE of the property Eight Acres on the periphery of the village of Culbokie. The village amenities include a primary school, a shop/Post Office and a bar/restaurant. It is well placed for access to the A9 and lies approximately 3 miles south-east of Dingwall and 9 miles north of the city of Inverness where a larger range of amenities can be found. Inverness airport lies 9 miles east of the city and offers daily flights to and from a number of key destinations including London, Amsterdam, Bristol and Manchester.

PLOT DETAILS

Plot 1 - Approximately 0.367 acres - Planning permission in principle granted.

Plot 2 - Approximately 0.346 acres - Planning permission in principle granted.

Plot 3 - Approximately 0.343 acres - Planning permission in principle granted.

Planning reference for Plots 1-3
18/05537/PIP

Plot 4 - Approximately 0.416 acres - Full Planning granted.

Planning reference for Plot 4
19/03052/FUL

Additional ground can be made available with any plot, under separate negotiation.

PRICES

Plots 1-3 Fixed Price £120,000
Plot 4 Fixed Price £125,000

ADDITIONAL INFORMATION

As per the stipulations in the planning consents the seller will form the additional access roads to each plot and the footpath section from the development leading to the centre of the village.

DIRECTIONS

From the A9 turn-off, drive into Culbokie and turn right at the shop/post office up the single-track road for approximately 1/4 mile and Eight Acres is on the left indicated by the Munro & Noble for sale sign.

Further information on the planning consents contact the seller directly on 07786 541877.

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.