



## Plot 2, Castletown, Daviot, IV2 5EP

- Building plot
- Principle planning permission
- 1334 msq
- Fantastic development opportunity
- Rural situation
- Commuting distance to Inverness

Offers Over £110,000

An exciting opportunity to acquire a building plot in a peaceful, rural setting with stunning views across the neighbouring countryside providing the perfect opportunity to build your dream home in a picturesque setting.

Extending to 1673 Msq or 0.413 acres this plot is available to purchase for the erection of a residential dwelling.

There are currently derelict farm buildings situated on the plot of which two external walls would be retained.

The plot is not serviced, however electric supply is nearby. Water and drainage services would be by way of septic tank and bore hole.

Principle planning permission has been granted for a 1 or 1 ½ storey dwelling house.

Located at Castletown, Daviot, this plot offers a fantastic location for someone looking to indulge in countryside living in a quiet setting with the added benefit of easy commuting distance to Inverness.

### LOCATION

Situated at Castletown, Daviot, this plot offers a scenic location with un-spoilt, countryside views.

A comprehensive range of amenities including supermarkets, doctors' and dental surgeries, retail parks, Raigmore Hospital and the University of the Highland and Islands are located in Inverness approximately 6.2 miles away. Inverness Airport offering a variety of destinations is approximately 8.5 miles from the plot.

The historic sites of Culloden Battlefield and Clava Cairns are a short drive from the property. The plot is surrounded by lovely walking routes, the River Nairn, National Cycle Route and many charming streams and burns.

A regular bus service to Inverness and other destinations across the Highlands operates from Daviot. Other travel routes, including the A9, are easily accessible.

This plot falls into the catchment area of Balloch Primary School and Culloden Academy. A school bus is offered for transport of pupils.

### DIRECTIONS

From Inverness take the A9 Southbound. Continue past Bogbain Farm and turn left onto the B851 signposted for Croy. Follow the road for approximately 2.5 miles and turn right opposite the cottages, follow the road for 0.9 miles and Castletown Farm will be on your right-hand side clearly signposted by a South Forrest 'For Sale' board.

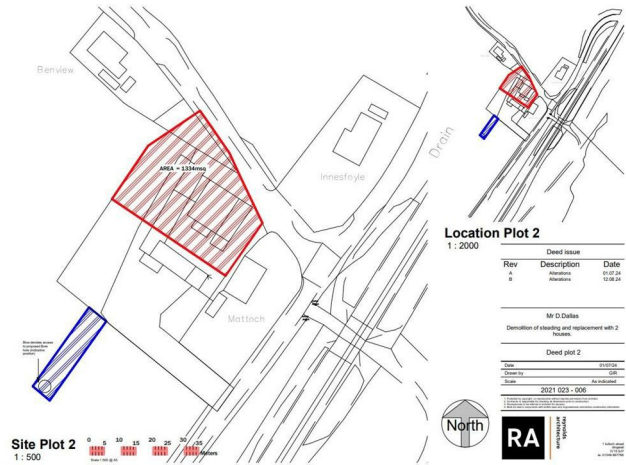
### PLANNING PERMISSION

Principle planning permission has been granted for a residential dwelling. Full details can be found on the Highland Council Planning Portal. Reference 23/01033/PIP.

### SERVICES

This plot is not currently serviced. Electricity mains and phone line are located near the plot. Water supply would be by private bore hole which will service Plots 1 & 2. Drainage would be by way of septic tank. The area is not serviced by a gas main.

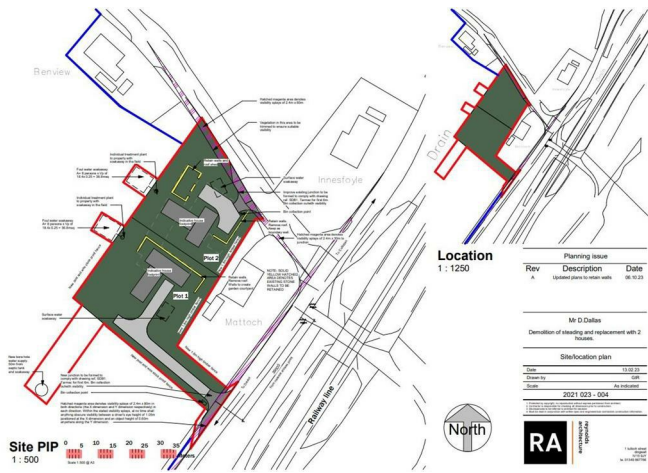
### PLOT PLAN



### PLOT



## LOCATION PLAN



## VIEWS



## VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## HSPC REFERENCE

61067.



8 Ardross Terrace, Inverness, IV3 5NW  
 T: 01463 237171  
 F: 01463 243548  
 E: [email@southforrest.co.uk](mailto:email@southforrest.co.uk)  
[www.southforrest.co.uk](http://www.southforrest.co.uk)

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