

FOR SALE

House Plots, Achlaschoille, Farr By Inverness

Area: 7 Acres Total

With planning consent for the erection

of 4 Holiday Homes

Price: Per plot - £70,000 / Whole site - £250,000





House Plots, Achlaschoille, Farr By Inverness

LOCATION

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000.

The subjects occupy a prominent elevated location within rural setting approximate 15 minutes drive from Inverness city centre.

For a 360 degree view of the subjects, please visit our website.



The subjects comprise approximately 7 Acres of arable land with planning consent for the erection of 4 substantial Holiday Homes.

DEVELOPMENT POTENTIAL

The planning consent granted allows for the development of 4 detached properties of two design types. All positioned on the uppermost part of the site enjoying spectacular views across the surrounding country side. Full details of the planning consent are available from the Highland Council website (Ref: 12/00453/FUL).

SALE

Per plot - £70,000 / Whole site - £250,000

VAT

We have been informed that the property is not elected for VAT, therefore this will not be added to the price.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The purchaser will be responsible for stamp duty, land tax, registration dues and VAT where applicable.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact the sole agents Grant Stewart Chartered Surveyors:-

Contact: Grant Stewart / gs@gs-cs.co.uk

Grant Stewart Chartered Surveyors, Ness Mews, Ardross Place,

Tel: 01463 718719 Fax: 01463 710712

Inverness, IV3 5BY

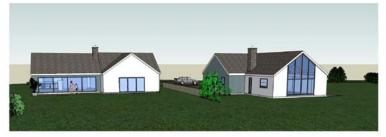








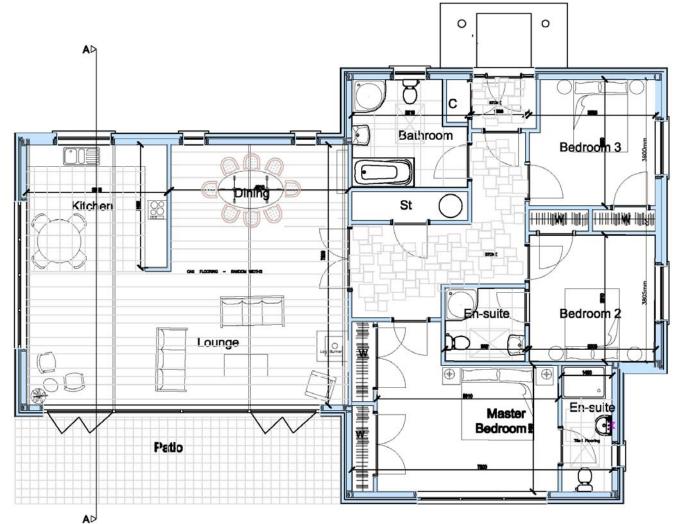


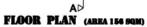


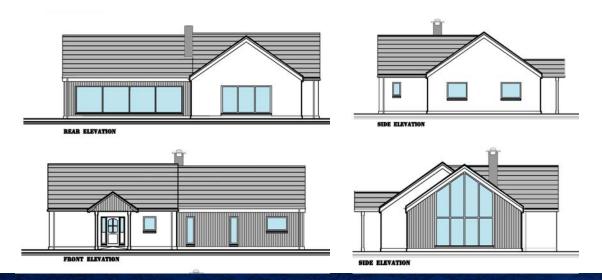


Disclaimer: Messrs Grant Stewart CS Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date:- June 2014.



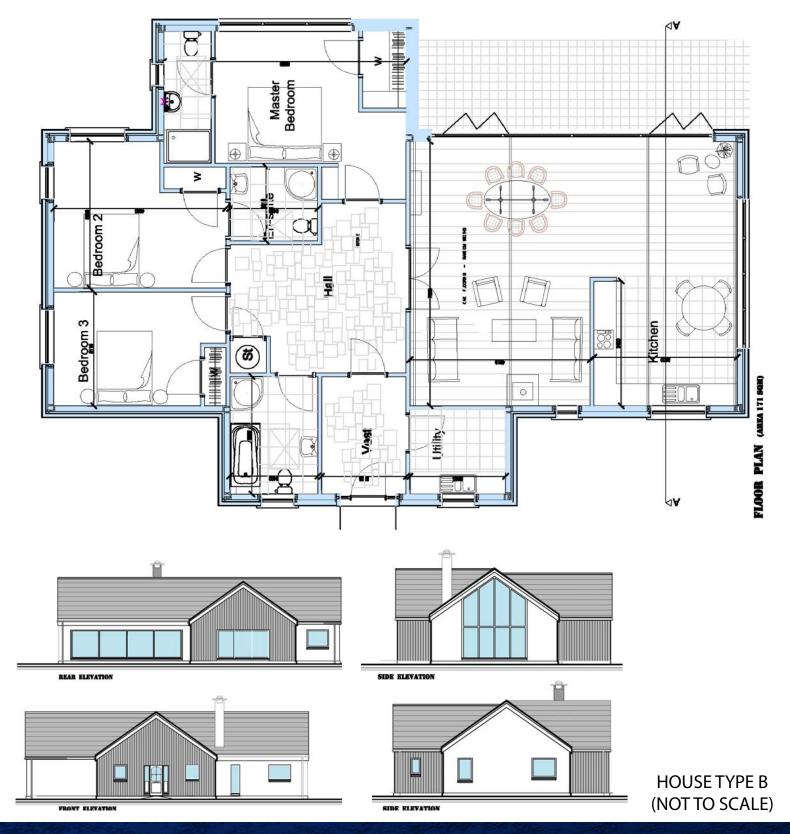


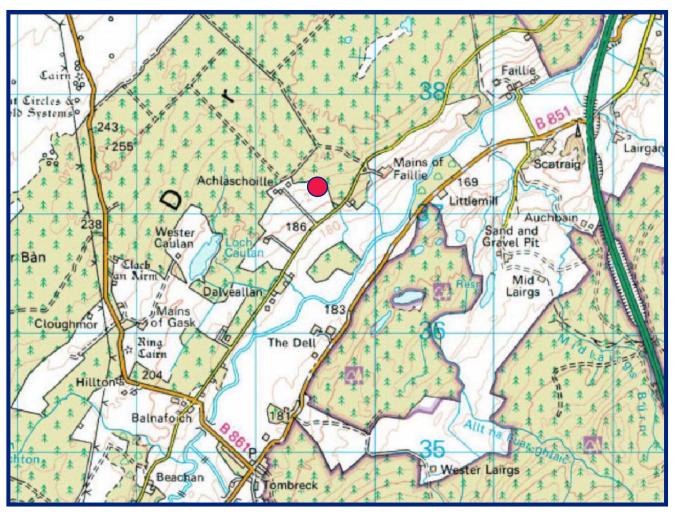




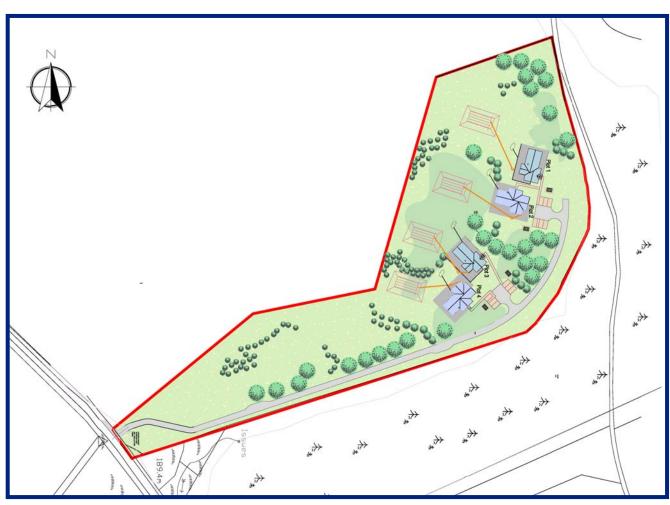
HOUSE TYPE A (NOT TO SCALE)







LOCATION PLAN



SITE PLAN