



MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS
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**2 House Plots
Ladystone
Bunchrew
Inverness**



Two building plots located at Ladystone, Bunchrew which offer spectacular views around the hills towards the Beauly Firth and the Black Isle. Building plots both come with planning permission in principal with the properties to be built to a maximum of a 1 ½ storeys to a traditional design. Both plots will measure a minimum of ½ an acre although additional land may be available. The plots will be serviced.

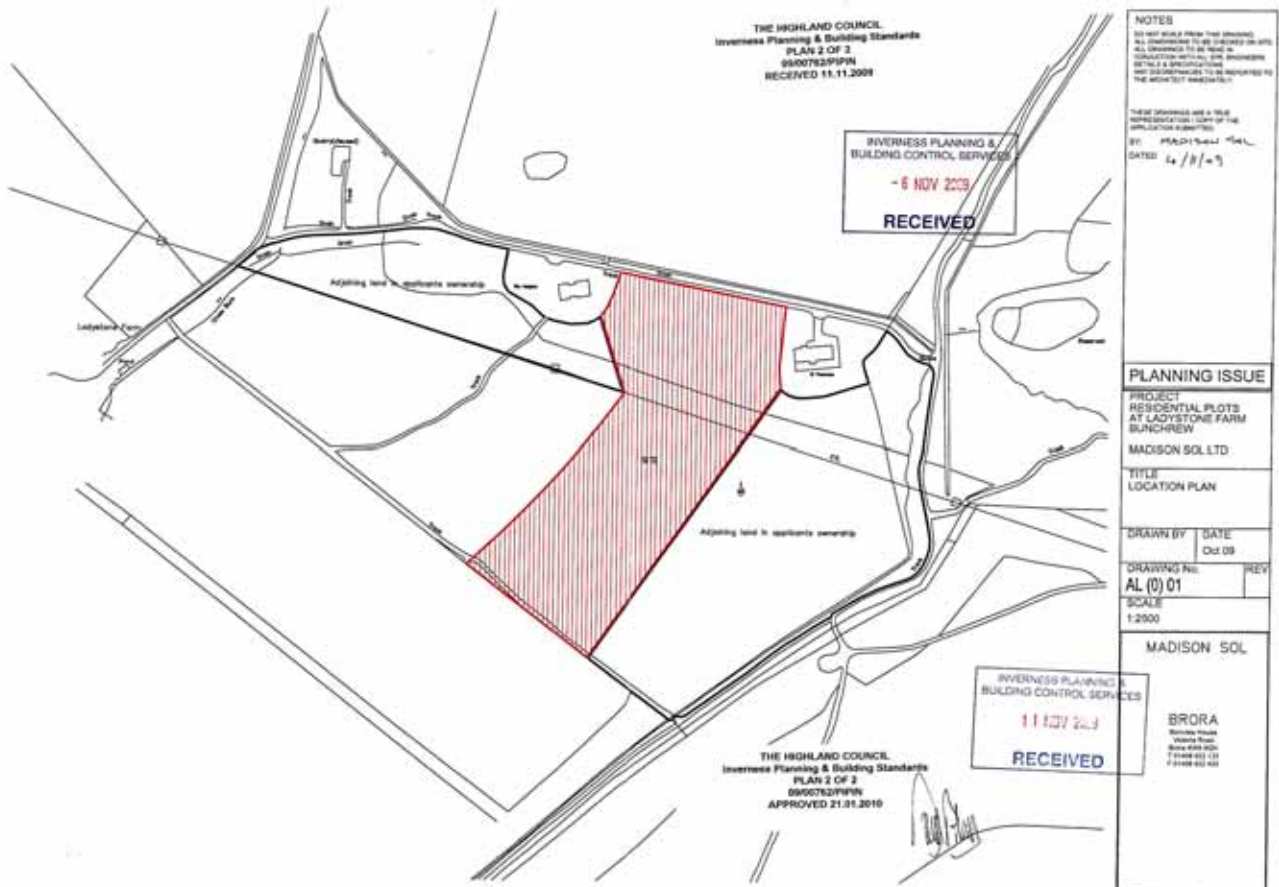
Offers Over £133,000

HSPC Reference: 41119.

**The Property Shop
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com

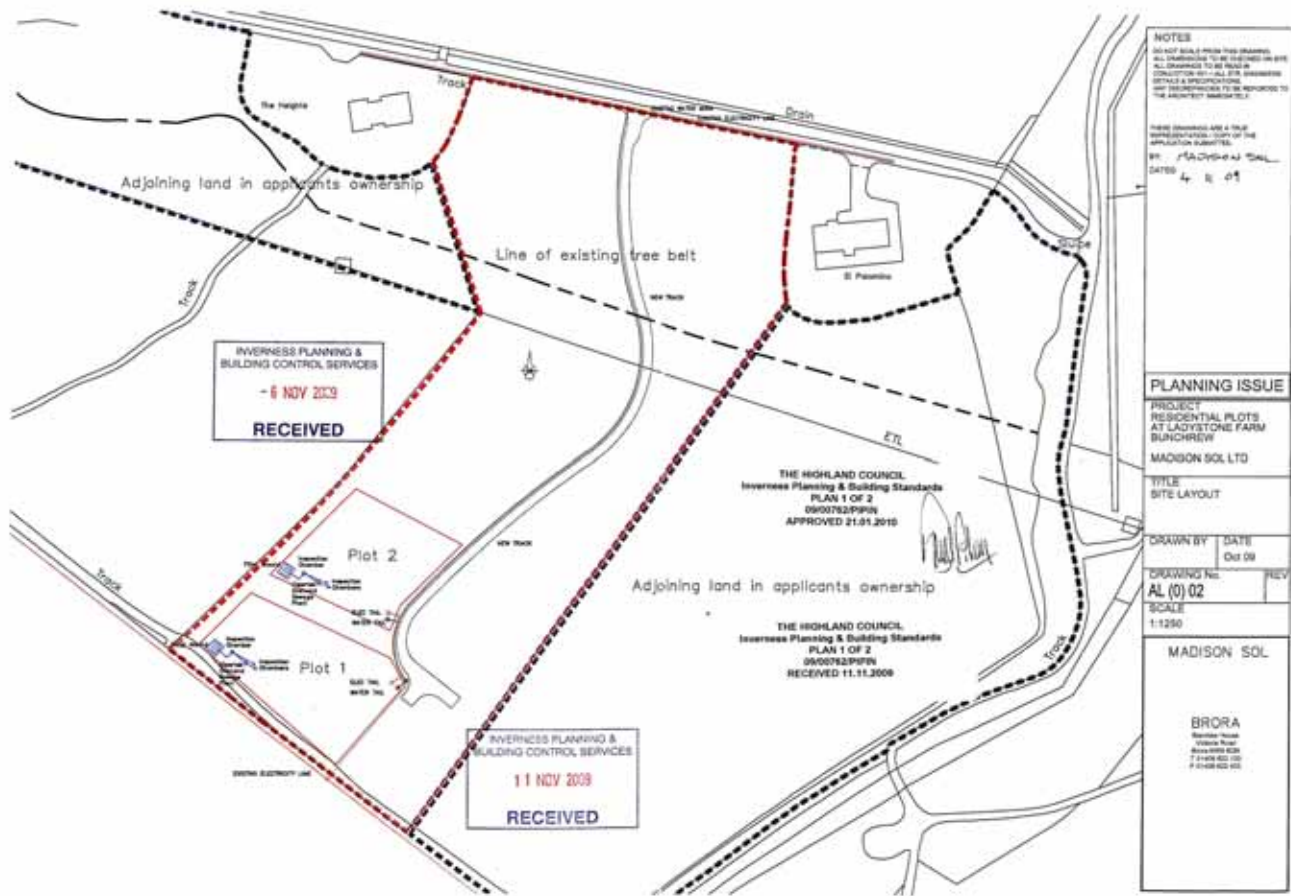




GENERAL DESCRIPTION

The building plots are located on the outskirts of Inverness near the village of Bunchrew. The plots are located above Ladystone Farm and the access road will be along the Drove Road at the rear of Blackpark - this road is currently being upgraded and there is a temporary gate in place to stop

unlawful traffic. When the road is upgraded to the required standard the temporary gate will be moved. Very rarely plots become available in this area so early viewing is highly recommended. Both plots will measure a minimum of 1/2 an acre with additional land being available under separate negotiation.



DIRECTIONS

Proceed through the city centre of Inverness along Kenneth Street, Telford Street and cross the Caledonian Canal. Proceed along this road which is Clachnaharry Road out of Inverness and over the Railway Bridge. The road then continues along the side of the Firth and upon reaching Bunchrew turn left which is signposted for Ladystone Farm. Proceed over the railway bridge. This private road then continues uphill. When the road becomes a farm track after emerging from the trees which line the road to the right and eventually fork, with the right hand fork towards the farm and the left hand fork to continue up the hill, continue up the hill to a property called the Heights. There is an opening on the right hand side about 30 meters beyond the Heights which leads into the access to the plots.

SERVICES

Both of the plots are being sold serviced.

VIEWING

Potential purchasers can visit the plot at their leisure.

CONDITIONS AND REASONS RELATIVE TO APPLICATION 09/00762/PIPN

1. A further application, or applications, for the approval of matters specified in this condition must be made within THREE YEARS of the date of this decision notice. The application shall be in the form of a detailed layout of the site (including landscaping and car parking), and detailed plans, sections and elevations of the building/s. The MATTERS specified in this condition are the siting, design and external appearance of any building(s), the means of access and landscaping.
Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission/approval of matters has been submitted to and acknowledged by the Planning Authority.
Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.
Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
4. Construction work associated with the development hereby approved, for which noise is audible at the boundary of the site, shall only be carried out between 0800 hours and 1900 hours Monday to Friday, between 0800 hours and 1300 hours on Saturdays and at no time on a Sunday or public holidays.
Reason: To minimise the risk of noise nuisance given the close proximity of the existing houses.
5. Delivery of construction materials to the site shall be between the hours of 0800 hours and 1800 Monday-Friday, between 0800 hours and 1300 hours on Saturdays and at no time on Sundays or public holidays.
Reason: To minimise the risk of noise nuisance given the close proximity of the existing houses.
6. The houses for which planning permission is hereby approved shall not be occupied unless the means by which foulwater drainage is to be accommodated on site has been installed and completed to the satisfaction of the Planning Authority and thereafter so maintained. In the event of any change to the submitted design, no work will commence on site unless and until such details are submitted to and approved in writing by the Planning Authority and thereafter so installed.
Reason: In the interests of public health.
7. The houses for which planning permission is hereby approved shall not be occupied unless the surface water associated with the development including areas of hardstanding and the driveway, is installed and completed to the satisfaction of the Planning Authority and in accordance with SEPA's guidelines on SUDS. In the event of any change to the submitted design, no work will commence on site unless and until such details are submitted to and approved in writing by the Planning Authority and thereafter so installed.
Reason: In order to ensure the proper drainage of the site.
8. No construction work shall commence on site until evidence is exhibited to the Planning Authority that agreement has been reached by the applicant with Scottish Water for the provision of a water scheme to serve this development.
Reason: Is required in the interests of public health and on the basis of current advice from Scottish Water.
9. No works shall start on site until the access from the unsurfaced private track in front of the properties, the Heights and El Palamino, is extended to link in with the unsurfaced private track leading to Leachkin Road. Thereafter all access to these sites shall be taken via the unsurfaced private track from Leachkin Road to the sites.
Reason: In the interests of road traffic safety.
10. The houses hereby approved shall be a maximum of 1½ storeys in height and of a traditional design reflecting the character of the existing houses in the area with a special emphasis on a steep roof pitch with minimum overhangs, narrow gable and vertical fenestration. The roof shall be clad in slate or slate effect tiles and set down into the hillside, with substantial tree screening retained around the properties to prevent them being unduly prominent in the countryside.
Reason: In the interests of visual and residential amenity.

PLANNING PERMISSION IN PRINCIPLE

Reference No: 09/00762/PIPIN

To: William Mackay
C/o Madison Sol Ltd
Victoria Road
Brora
KW9 6QN

Per: Madison Sol Ltd
Per Alan McLeod
Victoria Road
Brora
KW9 6QN

Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) 2006 Act

DECISION NOTICE

Erection of two houses
Land Between The Heights And El Palamino, Ladystone, Bunchrew, Inverness.

The Highland Council in exercise of its powers under the above Acts grants planning permission in principle for the above development in accordance with the particulars given in the application and the following plans/drawings:

Type of Plan	Plan Number	Version No.	Date of Plan
Site Plan	AL(0)02		01.10.2009
Location/Site Plan	AL(0)01		01.10.2009

This permission is granted subject to the following conditions: -

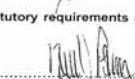
(1.) A further application, or applications, for the approval of matters specified in this condition must be made within THREE YEARS of the date of this decision notice. The application shall be in the form of a detailed layout of the site (including landscaping and car parking), and detailed plans, sections and elevations of the buildings. The MATTERS specified in this condition are the siting, design and external appearance of any building(s), the means of access and landscaping.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(2.) No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission/approval of matters has been submitted to and acknowledged by the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

Dated: 21st January 2010


Area Planning & Building Standards Manager

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(10.) The houses hereby approved shall be a maximum of 1½ storeys in height and of a traditional design reflecting the character of the existing houses in the area with a special emphasis on a steep roof pitch with minimum overhangs, narrow gable and vertical fenestration. The roof shall be clad in slate or slate effect tiles and set down into the hillside, with substantial tree screening retained around the properties to prevent them being unduly prominent in the countryside

Reason: In the interests of visual and residential amenity.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 09/00762/PIPIN

Please note: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Scottish Water: You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Section 75 Legal Agreement: You are advised that this planning permission has been granted subject to a Section 75 Legal Agreement. The terms of the agreement must be read in conjunction with the planning permission hereby approved. The terms of the Agreement may affect further development rights or land ownership and you are therefore advised to consult with the Planning Authority if considering any further development.

Variations

During the processing of the application the following variations were made to the proposal:

- None.

Section 75 Agreement

An Agreement in terms of Section 75 of the 1997 Planning Act relates to this development. The terms of the Section 75 Agreement are as follows:

- Already concluded in relation to access from the Drove Road with application IN/1996/742.

The full Section 75 Agreement can be inspected at the relevant planning office.

Dated: 21st January 2010


Area Planning & Building Standards Manager

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PLANNING PERMISSION IN PRINCIPLE

Reference No: 09/00762/PIPIN

(3.) Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(4.) Construction work associated with the development hereby approved, for which noise is audible at the boundary of the site, shall only be carried out between 0800 hours and 1900 hours Monday to Friday, between 0800 hours and 1300 hours on Saturdays and at no time on a Sunday or public holidays.

Reason: To minimise the risk of noise nuisance given the close proximity of the existing houses.

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Reason: In the interests of public health

(7.) The houses for which planning permission is hereby approved shall not be occupied unless the surface water associated with the development including areas of hardstanding and the driveway, is installed and completed to the satisfaction of the Planning Authority and in accordance with SEPA's guidelines on SUDS. In the event of any change to the submitted design, no work will commence on site unless and until such details are submitted to and approved in writing by the Planning Authority and thereafter so installed.

Reason: In order to ensure the proper drainage of the site.

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Dated: 21st January 2010


Area Planning & Building Standards Manager

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NOTIFICATION TO APPLICANT

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed local development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to: Highland Council Review Body Administration Team, Chief Executive's Service, Council Headquarters, Glenurquhart Road, Inverness.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Dated: 21st January 2010


Area Planning & Building Standards Manager

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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.