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**CROFT 10
CAPLICH
KILTARLITY BY BEAULY**



An opportunity to purchase a building plot with outlined planning permission for a 1½ storey villa situated in a rural location with views over the countryside.

Fixed Price £75,000

HSPC Reference: 41256



The Property Shop
47 Church Street, Inverness
Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com



GENERAL DESCRIPTION

Rare opportunity to purchase a building plot situated in Caplich. The plot extends to approximately 1/3 of an acre and is situated in a rural location with views over neighbouring countryside and is approximately 13 miles from the Highland Capital of Inverness.

LOCATION

Caplich is situated in a rural location approx. 8 miles from Beauly with a number of amenities including a High Street with a selection of local shops, a bank, Post Office, hotels, restaurants, train station and a visitor centre. Inverness is approx. 13 miles where a more comprehensive range of amenities can be found. Kiltarlity is approx. 5 miles away where there is a local Post Office and shop.



DIRECTIONS

Please follow the map below.



PLANNING REFERENCE

09/00740/PIPIN

SIZE OF PLOT

1/3 of an acre.



PLANNING PERMISSION IN PRINCIPLE

Reference No: 09/00740/PIPIN

To: Mrs Susan Cameron
8 Groom Crescent
Kirkhill
Inverness
IV3 2NF
01463 7411

Per: Hamish MacLennan
Architectural Technologist
Balgate House
Kiltarity
IV4 7HW

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

DECISION NOTICE

Erection of house
Land To North East Of, 10 Easter Street, Caplich, Kiltarity,

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			03.11.2009
Location/Site Plan			03.11.2009

This permission is granted subject to the following conditions:-

- A further application shall be made to the Planning Authority within three years of the date of this permission for the approval of matters specified in conditions and no works shall be commenced on any part of the site until the permission of the Planning Authority has been granted in writing for such proposals. Reserved matters shall include the siting, design and external appearance of all buildings, the means of access thereto, and proposals for landscaping, including the design and appearance of boundary enclosures, of the site

Reason: The application is for planning permission in principle only and no such details have been submitted with the application.

- 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.

Dated: 30th November 2009

Area Planning & Building Standards Manager

PLANNING PERMISSION IN PRINCIPLE

Reference No: 09/00740/PIPIN

Reason: In the interests of visual amenity.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 09/00740/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.

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:

- None.

Dated: 30th November 2009

Area Planning & Building Standards Manager

PLANNING PERMISSION IN PRINCIPLE

Reference No: 09/00740/PIPIN

- The house for which planning permission is hereby approved shall not be occupied unless the surface water drainage 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. Full details of proposed arrangements shall form part of the Reserved Matters referred to in condition 1 hereof. There shall be no COMMENCEMENT of this development until such details are submitted to and approved in writing by the Planning Authority.

Reason: In order to ensure that the site is properly and adequately drained.

- Full details of the method by which foul drainage is to be provided on site should be included as part of the reserved matters application and thereafter implemented and completed to the satisfaction of the Planning Authority prior to occupation of the house.

Reason: In the interests of public health.

- 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 08:00 and 19:00 Monday to Friday, between 08:00 and 13:00 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.

- Delivery of construction materials to the site shall be between the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 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.

- Prior to occupation of the house, the vehicular access to the site shall be located, designed, constructed and completed to the standards and specifications recommended by the Roads Authority in the attached schedule and to the satisfaction of the Planning Authority.

Reason: In the interests of road traffic safety.

- Prior to occupation of the house, the first 6.0 metres of the access measured from the roadside edge of the public road carriageway shall join the public road in a right angled junction.

Reason: In the interests of road traffic safety.

- The provision for the parking and turning of two cars within the curtilage of the house shall be made prior to its occupation and shall be maintained at all times thereafter.

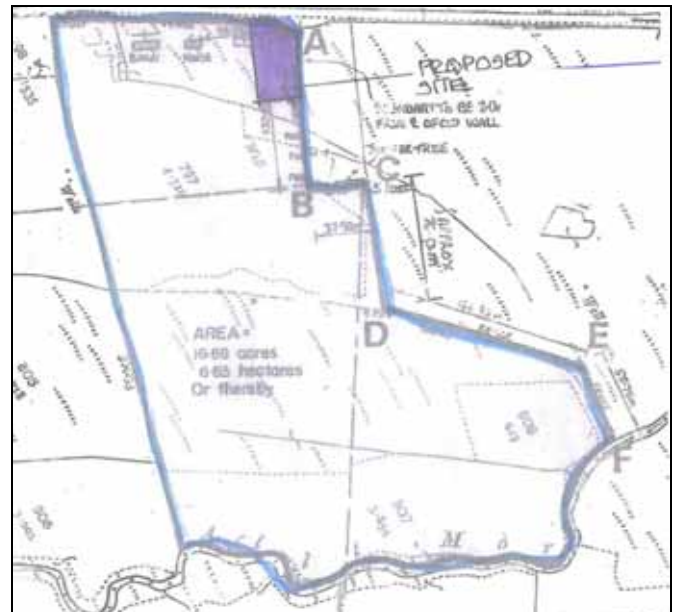
Reason: In the interests of road safety.

- Details of boundary enclosures shall be submitted for the approval of the Planning Authority prior to commencement of work on site.

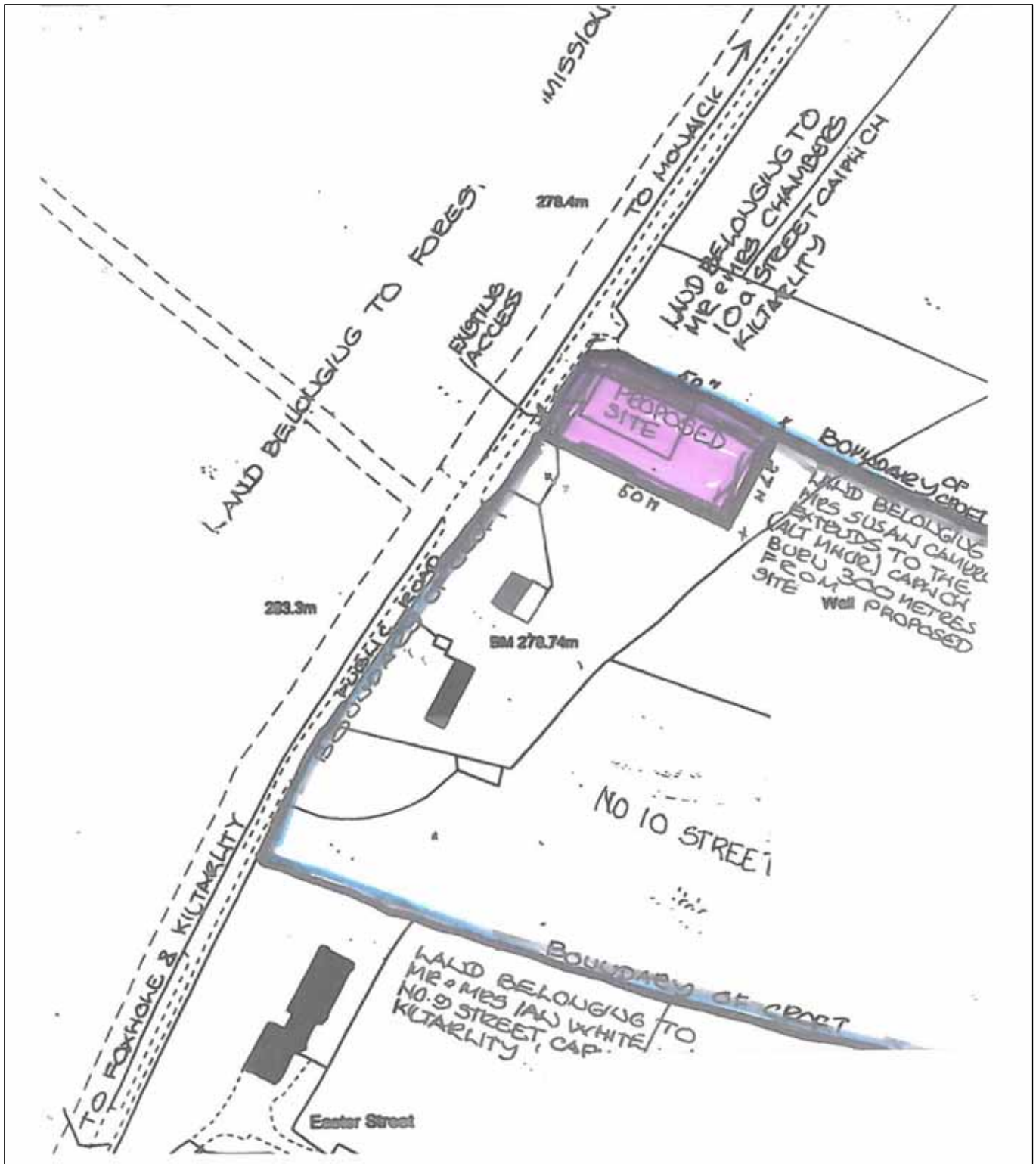
Dated: 30th November 2009

Area Planning & Building Standards Manager

PROPOSED SITE



LOCATION/SITE PLAN



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 rely on the grounds of an alleged mis-statement herein or in any advertisement.