

Easter Muirnich Plot & Croftland, Gorthleck, Inverness Rural, IV2 6YP

Offers Over £120,000



Full Description

About Property

This generous plot and croft land is located in the scenic hamlet of Gorthleck, surrounded by unspoiled countryside and with views towards Loch Mhor and the hills beyond, yet is within easy reach of Inverness City, Fort Augustus and Inverness Airport. The owner occupied croft land extends to approximately 21 acres (8.498 hectares) in total and includes a half acre de crofted house plot which has planning in principle for a 11/2 storey dwelling, giving the owner the opportunity to construct a home to their own design and choosing, given the necessary planning consents. Full details of the planning consent can be found on the Highland Council website ref 24/00045/PIP. Water, electricity and BT broadband are available close to the plot, while drainage will be way of septic tank. The cost of the access to the plot and croft land from the lane will be shared between the current owner and the purchaser. The surrounding croft land, which will be fenced off, is made up of approximately 7.5 acres of good grazing ground, possibly suitable for ponies, 3 acres of Scots pine trees planted in the late 1990's, creating a woodland croft for which the Woodland Trust have prepared a further planting scheme, while the remainder of the land is rough grazing land. The land is also subject to

crofting tenure. Only by viewing can you fully appreciate the potential this land and plot have to offer along with the lovely enviable vista. Facilities closest to the land can be found in Foyers, approximately six miles away, which include a general store which caters adequately for daily requirements, café, Post Office and doctors surgery. The Stratherrick Hall and Communith Hub in Foyers, both offer a wide variety of village activities. Fort Augustus is approximately 14 miles away and is a renowned tourist location offering a host of excellent facilities and outdoor pursuits. Primary education is available within the hamlet of Gorthleck while secondary education is available at Inverness Royal Academy to which pupils are transported daily. Inverness, the main business and commercial centre of the Highlands is approximately 20 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Contact Us

HSPC

Property Department, 28

Queensgate

Inverness

Inverness

IV1 1DJ

T: 01463 235559

E: property@macandmac.co.uk







