



Contin ½ miles

Strathpeffer 2 miles

Inverness 18 miles

RESIDENTIAL DEVELOPMENT SITE

HEIGHTS OF KINNAHAIRD, CONTIN, ROSS-SHIRE

An opportunity to acquire a residential development plot in an elevated position with excellent views out over the surrounding countryside. The plot extends to 0.174 ha (0.43 acres) or thereby and has the benefit of Planning Permission in Principle for the erection of a single dwelling house.

Offers invited in excess of £80,000.

BOWLTS

DIRECTIONS

From the village of Contin on the A835, take the A834 west towards Strathpeffer. After approximately ½ mile, the plot is situated on the left-hand side in a clearing within the established woodland. Heading west from Strathpeffer towards Contin, pass through Jamestown on the A834 and after approximately one mile, the plot will be situated on the right hand side in a clearing within the established woodland.

Please note whilst there is a farm gate leading directly from the A834 to the plot, this is due to be stopped up and access will be taken from the unmade farm track situated approximately 100m to the west of the plot.

AMENITIES

The attractive town of Strathpeffer lies approximately two miles to the east of the site. The town has a range of facilities, including primary school, recently refurbished grand pavilion, hotels, shops, numerous scenic walks and an 18-hole golf course. Dingwall has a fuller range of services, including secondary schools, supermarkets and a mainline railway station linking to Inverness.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX Tel: 01349 886606

POSTCODE

IV14 9ED

SITE AND PLANNING PERMISSION

Planning Permission in Principle has been granted for the erection of a single detached residential dwelling. The terms upon which Planning Permission has been granted are contained in the Decision Notice (Ref 17/00894/PIP). All of the planning documentation can be inspected online via the Highland Council's e-planning facility or by arrangement with the selling agent.

ACCESS

Access to the plot will be via a short section of track

leading from the existing farm track situated to the east of the plot. Please note that the track leading to the plot has not been constructed and the purchaser will be required to carry out construction of the track at their own expense.

FENCING

The purchaser will be required to erect a stock proof fence around the boundary of the plot and will be solely responsible for maintenance thereafter.

SERVICES

There are currently no services on the site, but it is understood that mains water and electricity supply are nearby.

- Water - a private supply pipe will require to be installed by the purchaser leading from the mains to the subjects of sale. The purchaser will also be required to bear the cost of connection to the mains and for the water meter for the site. The purchaser will be responsible for the future maintenance of any future private supply pipe.
- Electricity - the purchaser will be required to bear the full cost of the installation and connections to the mains electricity supply. An overhead line runs through the plot, close to the southern boundary.
- Drainage - the purchaser will be required to install at his/her sole expense a private septic tank and soakaway system within the plot boundaries.

ENTRY

Entry to the site will be granted at a date to be mutually agreed with the vendor.

VIEWING

Interested parties may view the site by prior arrangement with the sole letting agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com. Please note that viewings must be by prior appointment only.

OFFERS

Offers in excess of £80,000 sterling are sought. All offers should be submitted in Scots legal form to Messrs

Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Fax: 01343 890222. Email: mail@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents.

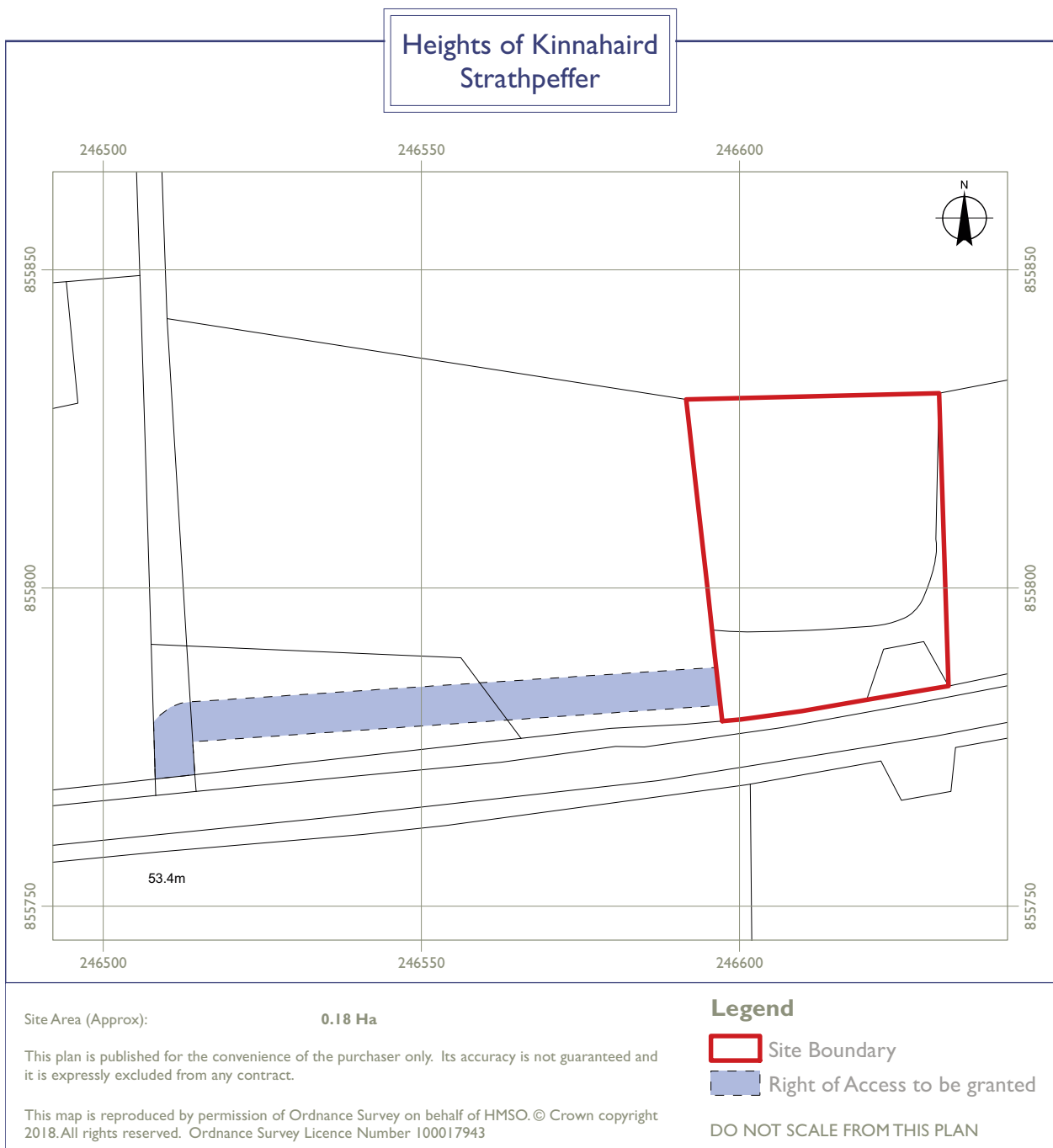
The vendor will not be bound to accept the highest or

indeed any offer for this property.

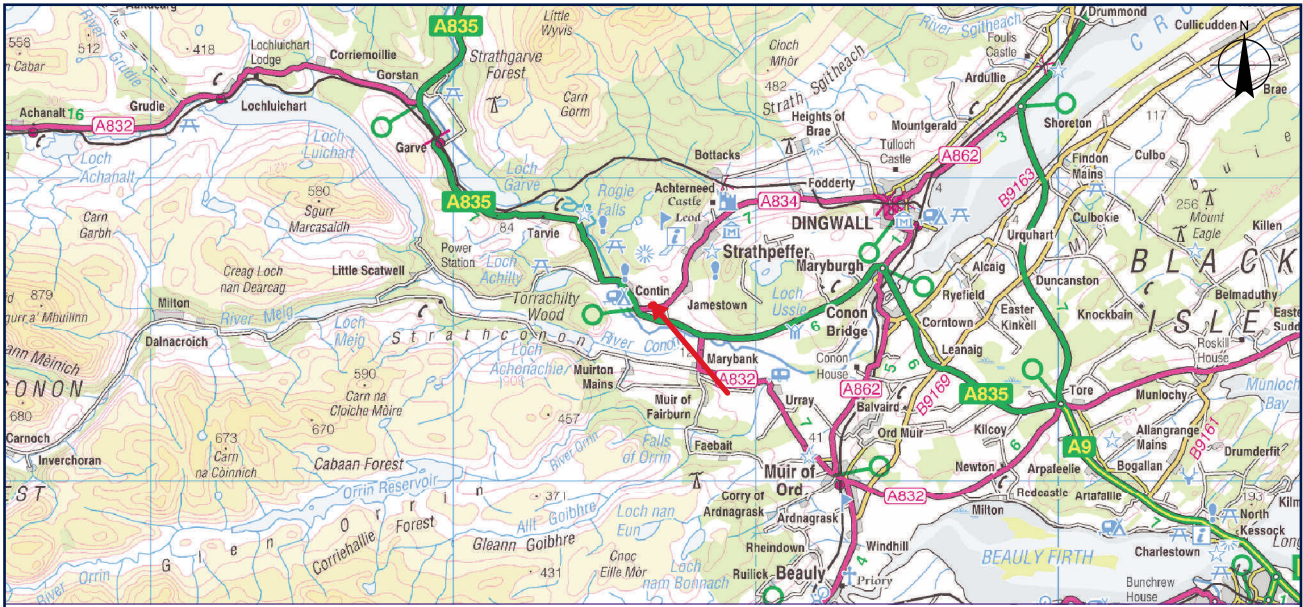
CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us.

It is recommended that interested purchasers register their interest in this property in writing by letter or by



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Seafield of Raigmore
Inverness, IV2 7PA
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Fax 01463 235838



Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
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IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- c) no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office.

We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

JP/AM/NH 3573 - Prepared 19th March 2018

01343 890400
www.bowlts.com